

# Annual Report for 1985

Town of  
**READING**  
MASSACHUSETTS

REFERENCE

IN MEMORIAM



Ralph Thompson Horn  
Assessor 1946 - 1971  
Assessor Chairman 1963 - 1971



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**Town of**  
**READING**  
**MASSACHUSETTS**



**Annual Report**  
**Of The Town Officers**

**For The Year Ended**  
**December 31, 1985**

# IN MEMORIAM

On December 1, 1985, Ralph Thompson Horn, a longtime resident of Reading, passed away suddenly. He leaves his wife, Jeanette (Woods) Horn, daughters Lorraine Spinney, Ellen (Neely) Cicerchia and son Lawrence T. Horn.

Mr. Horn was a member of the Board of Assessors for 25 years serving from March 4, 1946 to June 4, 1971 and served as its chairman from 1963 to 1971 when he retired. He was a member of the Massachusetts Association of Assessing Officers, past president of the Society of Industrial Realtors of Massachusetts and a lecturer for Massachusetts School of Assessors at the University of Massachusetts at Amherst.



# STATISTICS

Area - 10 Square Miles

## REGISTERED RESIDENTS

PRECINCT	UNDER 17	17 & OLDER	TOTAL
1	724	2,152	2,876
2	797	2,163	2,960
3	487	1,907	2,394
4	793	2,095	2,888
5	703	1,920	2,623
6	667	2,008	2,675
7	739	2,128	2,867
8	750	2,268	3,018
	<u>5,660</u>	<u>16,641</u>	<u>22,301</u>

## REGISTERED VOTERS

PRECINCT	REPUBLICAN	DEMOCRATS	INDEPENDENT	TOTAL
1	394	656	726	1,776
2	297	674	742	1,713
3	310	556	587	1,453
4	464	626	717	1,807
5	309	551	684	1,544
6	400	681	606	1,687
7	444	632	673	1,749
8	389	602	873	1,864
	<u>3,007</u>	<u>4,978</u>	<u>5,608</u>	<u>13,593</u>

## HOUSING

### Public Housing:

Ceder Glen Housing	114 Units
Tannerville Elderly Housing	80 Units
Section 8 Subsidied Housing	75 Units
Peter Sanborn Place Housing	74 Units
707 State Program	10 Units
705 State Program	1 Unit

Type of Housing:	No.	Units
One-Family House	6,160	6,160
Two-Family House	392	784
Three-Family House	24	72
Four-Family House	28	468
Store Apartments	176	---
Commercial	22	---
Industrial	299	299
Condominiums		

Federal:

Seventh Congressional District

Edward J. Markey - 223-2781  
2100-A J.F.K. Bldg.  
Boston, Mass. 02203

Senators

Edward M. Kennedy - 223-2826  
2400 J.F.K. Bldg. - 20th Floor  
Boston, Mass. 02203

John Kerry  
2400 J.F.K. Bldg. - 20th Floor  
Boston, Mass. 02203

State

Fifth Councillor District

Precincts 1,2,6,7, & 8

Dr. John F. Markey - 1-683-8287  
246 Turnpike Street  
North Andover, Mass. 01845

Sixth Councillor District

Precincts 3, 4 & 5

John A. Langone, III  
190 North Street  
Boston, Mass. 02101

First Essex & Middlesex Senatorial District

Precincts 1,2,6,7 & 8

Robert C. Buell  
State House  
Boston, Mass. 02133

Third Middlesex

Precincts 3,4, & 5

John A. Brennan, Jr.  
88 Beltran Street  
Malden, Mass. 02148

Twenty-First Middlesex Representative District

Geoffrey Beckwith  
23 Highland Street  
Reading, Mass. 01867

TOWN OFFICERS

BOARD OF SELECTMEN

Paul C. Dustin, Chairman	1986
Paul E. Landers, Vice-Chairman	1986
Mary S. Ziegler, Secretary	1987
John H. Russell	1987
Eugene R. Nigro	1988

EXECUTIVE SECRETARY

John W. Agnew, Jr.

TREASURER

Elizabeth W. Klepis

TOWN ACCOUNTANT

Richard P. Foley

TOWN COLLECTOR

C. Dewey Smith

MODERATOR

Stephen J. O'Leary

TOWN CLERK

Lawrence Drew

TOWN COUNSEL

Tyler & Reynolds

LAW COMMITTEE

John H. Russell, Chariman	1988
Mary P. Brody	1988
David E. Hersee, Jr.	1987
Richard H. Coco	1986
Barry E. Hampson	1986

AFFIRMATIVE ACTION OFFICER

John W. Agnew, Jr.

#### BOARD OF ASSESSORS

Michael T. Sullivan, Chairman	1986
William E. Locke, Secretary	1988
Robert I. Nordstrand	1987

#### BOARD OF REGISTRARS

Daniel F. Driscoll, Jr., Chariman	1988
Robert W. Foley	1987
Pearl E. Malphrus	1986
Lawrence Drew, Clerk	1987

#### BOARD OF APPEALS

John A. Jarema, Chariman	1988
Catherine A. Quimby, Clerk	1986
Stephen G. Tucker	1987

#### ASSOCIATE MEMBERS OF BOARD OF APPEALS

Carol N. Scott	1988
Ardith A. Wieworka	1986

#### PLANNING BOARD

Maureen Rich, Chairman	1988
John D. Wood, Clerk	1987
David A. Devine	1988
Michael F. Slezak	1988
Sandra J. Trainor	1986

#### REPRESENTATIVE METROPOLITAN AREA PLANNING COUNCIL

Maureen Rich

#### PERSONNEL BOARD

Betsey Ray Fuller, Chairman	1987
Winslow F. Blake	1988
John J. Castellano	1987
Bruce A. Reilly	1986
Joyce D. Yaffee	1988

#### BOARD OF HEALTH

Paul F. Caselle, Chairman	1987
James J. Nugent, Jr. Vice Chairman	1986
Jill C. Dugan	1988

SUPERINTENDENT OF BUILDINGS

Charles A. Darby

FINANCE COMMITTEE

Philip B. Pacino, Chairman	1986
Randolph R. Harrison, Jr., Vice Chairman	1986
Donald C. Allen	1987
Roberta A. Botticelli	1987
Willard J. Birditt	1988
Charles C. Catalfamo	1987
Elizabeth Greene	1987
William J. Griset, Jr.	1986
William J. Hughes	1987
Richard E. Lynch	1988
Brian J. McMenamin	1986
Eugene A. Nigro	1988
James L. O'Leary	1986
Thomas F. Wallace	1988
John A. Williams, Jr.	1988

COMMISSIONERS OF TRUST FUNDS

Robert S. Cummings	1990
Robert L. D'Ambrosio	1986
Ebbe S. Ebbeson	1988

CONTRIBUTORY RETIREMENT BOARD

William E. MacBrien, Chariman  
George R. Larson  
Richard P. Foley, Town Accountant

READING HOUSING AUTHORITY

Richard S. Dempster, Chairman	1989
Patricia J. Swain	1986
Leonard F. Westra	1988
Philip R. White, Jr. (State App.)	1990

TOWN FOREST COMMITTEE

George B. Perry, Chairman	1988
Irving E. Dickey, Jr.	1987
Benjamin E. Nichols	1986

# RECREATION COMMITTEE

Clifford Allen (School Dept. Rep.)	
Joseph J. Connelly	1987
Richard J. Crosby	1986
Jeremiah J. Donovan	1988
Francis P. Driscoll	1988
John L. Fallon, Jr.	1987
Barry E. Hampson (D.P.W. Rep)	
Peter C. Hichborn	1987
Gary M. Nihan	1986
John E. O'Keefe	1987
John L. Fallon, Jr.	1986

## ASSOCIATE MEMBER OF RECREATION COMMITTEE

William J. Hughes, Jr.	1986
Michael R. Crosby	1986

## RECREATION DIRECTOR

John B. Pacino	1985
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## READING ARTS COUNCIL

Minetta R. Turner, Treas.	1987
Judith A. O'Hare, Sec.	1987
Joseph Cain	1987
Adrienne Caselle	1986
Jeannette C. Doughty	1986
Mytle A. Lemaire	1987
Eleanor M. Mahoney	1986
Grace S. Palmer	1987
Deborah A. Stecher	1987

## COUNCIL ON AGING

Frederick R. Felone, Chairman	1988
Aloyse D. Jellison, Vice Chariman	1986
Jane M. Soule, Treas.	1987
Lorna C. Knapp, Sec./Clerk	1988
Woodrow W. Baldwin	1987
Rosemary B. Gibbons	1986
Elizabeth C. Knox	1986
John E. Montgomery	1987
Penny Richards	1986
Sebastian Tine	1988

## ASSOCIATE MEMBER OF COUNCIL ON AGING

Everett F. LeMaire

#### SCHOOL COMMITTEE

Clifford D. Allen, Chairman	1987
Richard H. Coco	1986
Stanley M. Nissen	1986
Barbara B. Philbrick	1987
George J. Shannon	1988
William J. Griset, Jr.	1986

#### SUPERINTENDENT OF SCHOOLS

Robert S. Wells

#### ASSISTANT SUPERINTENDENTS

Ronald A. Winslow, Business  
Robert J. Munnelly, Instruction & Personnel

#### REGIONAL SCHOOL DISTRICT COMMITTEE

John B. Pacino	1986
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#### SCHOOL PHYSICIAN

Robert W. Wakeling, D.O.

#### INSURANCE COMMITTEE

Howard H. Troutman, Chairman	1987
Alban L. Bernard	1986
D. Randal Cowell	1986
Barbara Lehman Luddy	1987
David C. Pratt	1987
Douglas P. Roberts	1986

#### HAZARDOUS WASTE COMMITTEE

John J. Brown	1986
Robert F. Cashins	1987
Richard J. Cushing	1987
Edmondo DiPillo	1987
R. Lindsay Drisko	1986
Paul Exner	1986
Gretchen Latowsky	1988
Richard P. Maynard	1988
Joan Y. Nickerson	1986
Steven G. Oston	1987
James R. Valentine	1988
John D. Wood	1986

#### LAND BANK COMMITTEE

Benjamin E. Nichols, Chairman  
George B. Perry  
Leslie D. Stark

# INDUSTRIAL DEVELOPMENT COMMITTEE

Daniel A. Ensminger, Chairman	1987
Ronald V. O'Connell, Vice Chairman/Secy.	1988
VACANT	1987
Curt E. Nitzsche	1989
Donald C. Stroeble	1990
Philip Walcott	1986

## CONSERVATION COMMISSION

Camille W. Anthony, Chairman	1988
William L. Childress	1988
Sally M. Hoyt	1986
Harold V. Hulse	1988
Joan Y. Nickerson	1987
Maurice C. Proctor	1987
Bradford O. Saunders	1986

## ASSOCIATE MEMBER TO CONSERVATION COMMISSION

Heather W. Hartshorn	1986
Bradford O. Saunders	1986
Warren G. Cochrane	1986

## DIRECTOR OF VETERANS' SERVICES VETERANS' BENEFITS AGENT

Paul A. Farrell

## MUNICIPAL SPACE STUDY COMMITTEE

Nils L. Nordberg, Chairman  
 Gerald A. Fiore, Vice Chairman  
 Mary S. Ziegler, Sec/Clk  
 Cheryl M. Dubois  
 Henry A. Higgott  
 Paul E. Landers  
 Stanley M. Nissen  
 VACANCY

## MUNICIPAL LIGHT DEPARTMENT

John H. Crooker, Chairman	1987
Allan E. Ames, Secy	1988
Francis H. Doughty	1986

## CIVIL DEFENSE DIRECTOR

John W. Agnew, Jr.



# BOARD OF PUBLIC WORKS

Douglass L. Barker, Chairman	1987
Barry E. Hampson, Secy	1986
James R. Boucher	1988
Robert P. Griffin	1987
VACANT	

## SUPERINTENDENT OF MOTH WORK

Irving E. Dickey, Jr.

### TREE WARDEN

Irving E. Dickey, Jr.

## BOARD OF LIBRARY TRUSTEES

Carol S. Beckwith, Chairman	1988
Cherrie M. Dubois, Secy	1988
Elia A. Dangelmaier	1987
William H. Diamond	1986
Robert J. Fields	1987
VACANCY	1986

## HISTORICAL COMMISSION

Virginia M. Adams, Chairman	1987
Martha L. Clark	1988
John F. McCauley	1986
Sharon K. Ofenstein	1986
Edward G. Smethurst	1987

## ASSOCIATE MEMBER OF HISTORICAL COMMISSION

Cherrie Dubois	1986
Nancy L. Smethurst	1986
Erline M. Trites	1986

## CABLE TV COMMITTEE

Joseph F. Cain, Chairman	1988
Donald B. Farnham, Vice Chairman/Sec	1986
Rosemarie P. Amodeo	1988
Peter Christopher	1985
James A. Guarente	1987
Scott A. Hoffman	1987
Robert G. Mallion	1986

## CONSTABLES

Sally M. Hoyt	1987
William J. Hughes, Jr.	1987

BY-LAW COMMITTEE

Corliss T. VanHorn, Chairman	1986
Edward F. Murphy, Clerk	1988
Nils L. Nordberg	1988
George A. Theophanis	1987
VACANCY	1987

BOARD OF CEMETERY TRUSTEES

Carl H. Amon, Jr. Chairman	1986
John M. Silvaggi, Secy	1987
Edward F. Fuller	1988
Herbert F. Gent, Jr.	1986
Joyce K. Miller	1987
James J. Sullivan, Jr.	1988

CUSTODIAN OF SOLDIERS' & SAILORS GRAVES

J. Henry Vik

INSPECTOR OF BUILDINGS

\*Charles H. Stamatis  
Stuart LeClaire

WIRE INSPECTOR

John J. Holland

PLUMBING INSPECTOR

Albert Pientrantonio

GAS INSPECTOR  
Albert Pientrantonio

DIRECTOR OF PUBLIC HEALTH

Mary Jane Gallahue

HEALTH INSPECTOR

Joseph Tabbi

SEALER OF WEIGHTS & MEASURES

James W. Cormier

INSPECTOR OF ANIMALS

Gary Wiedwald D.V.M.

FUEL ASSISTANCE COORDINATOR

Joan P. Neary

ANNUAL REPORT  
BOARD OF SELECTMEN

The Board of Selectmen was organized for the year 1985 with Paul C. Dustin, Chairman; Paul E. Landers, Vice Chairman; Mary S. Ziegler, Secretary; John H. Russell and Eugene Nigro comprising the rest of the Board. John W. Agnew Jr. was reappointed as Executive Secretary.

Throughout the year the Selectmen were deeply involved in meeting a series of challenges that heralded a harbinger of change within the Town and its government. A host of fiscal, labor, space, and organizational problems beset the Board and demanded exceptional time and effort.

Although the perennial space problems persisted, a great deal of progress was made with some problems resolved and the promise of a solution to others. The Selectmen successfully negotiated the sale of two of the Town's landmark buildings ending years of debate, and in so doing, bolstering the Town's treasury and increasing its tax base. The first of these was the Reading Depot which was converted into an attractive restaurant. The second was the Community Center which will be refurbished and converted to condominiums. Under this second sale the Board negotiated provisions for the creation of a new Senior Citizens Center and four new units of housing for the elderly. As the year closed the board was finalizing preparations for the transfer of Town Departments from the Community Center to other locations.

Another space problem, the relocation of the Board of Public Works seemed to be reaching an impasse at the Annual Town Meeting. At that point the Town Meeting and the Selectmen appointed a Task Force consisting of the various departments involved; B.P.W., Conservation, Planning Board, Industrial Development Commission, State Representative Geoff Beckwith and the Selectmen and chaired by Executive Secretary John Agnew. The problem was three fold, first in finding an acceptable site for the D.P.W.; second, to find a solution that the Town could afford, and third to find a site that would not prove detrimental to the establishment of an industrial park in the Town on the John Street site. At the Fall Town Meeting the Task Force recommended inviting developers interested in the industrial area to submit proposals linking the relocation of the D.P.W. to that development. As the year closed indications of a good response and solution to the problem from developers appeared good.

The Board has been continuously involved with labor negotiations during the year, and has successfully completed multi-year contracts with all but one of its collective bargaining units and that remaining one is nearing settlement. The Board has also established guidelines to meet Federal and State Labor requirements under the Fair Labor Standards Act, and put into effect the hazardous materials, "Right to Know Law".

During the year the Town was besieged with a series of fiscal setbacks involving our casualty and liability insurance, pensions, and the expected loss of Federal Revenue Sharing Funds. Ominous indications suggest a still further deterioration of revenue and an increase in costs during the coming year. In an effort to offset these losses the Board instituted studies, supported an increase in the tax base through real estate sales, and worked toward increasing the efficiency of administering to Towns affairs.

In the spring of the year, the Town elected a Charter Commission to study and recommend improvements in the efficiency of the Town government. The Selectmen supported this effort and added input to the Commission deliberation. In the 1986 spring election, the Town will vote on the Commission's proposals.

During the course of the year the Board issued the usual number of licenses and permits including two new restaurant All Alcoholic Beverage Licenses to restaurants sitting over 100 persons. These were to the new Station House Restaurant and the former "Wes Parkers", which has been sold to new owners.

In addition to the usual appointments, the Board appointed Stuart LeClaire as the new Building Inspector upon the retirement of Charles Stamatis, and the appointment of a Fair Housing Committee which helps the Town in meeting its affirmative action requirements.

In public Safety, six new patrolmen were appointed and four officers were promoted to sergeant and one to lieutenant, four firefighters were appointed and promotions were made in the Fire Department to two lieutenants and one Captain.

Through the Fuel Assistance Program, the Federally Funded Youth Employment Training program, the Needy Shelter Program, and housing efforts the Board continued it's efforts to meet human service needs.

County reform continued to pay off with another year's reduction in the County Assessment. The Board continues it's support of this program by having its Executive Secretary act as the County's Advisory Board's Budget Director for his sixth year.

In conclusion the Board of Selectmen wish to thank the many volunteer citizens who gave so much of themselves, and the Town Departments who have contributed so much to the Town Government during the past year.

Respectfully submitted,

Paul C. Dustin, Chairman  
Paul E. Landers  
Mary S. Ziegler  
John H. Russell  
Eugene R. Nigro

## REPORT OF THE TOWN COUNSEL

Tyler & Reynolds Professional Corporation continued to represent the Town of Reading as Town Counsel during the year 1985. Again, all of the attorneys in the law firm were available to provide legal services to the Town, with the principal attorney from the firm representing the Town being H Theodore Cohen.

As has been the situation in the past, this was an extremely active year for Town Counsel as the Town's legal affairs covered a wide range and number of matters. The major concerns during the year continued to be real estate matters, specifically as they relate to the relocation of the Department of Public Works' facility. In addition, there were related issues involving: the prior sale of the old Public Works' facility to TASC, the Industrial Development Commission and Relocation Task Force's review of various proposed new sites and the application for a railroad grade crossing off of John Street. Other real estate related matters included the sale of the Reading Depot, the negotiation of a Purchase and Sale Agreement with regard to the proposed sale of the Community Center and investigation into the potential sale of the Bear Hill Nike site.

Major issues of litigation and disputes during the year were: litigation and related matters concerning the Town's trash collection contract, litigation relating to the allowable uses of land off of West Street at the juncture of the Reading, Woburn and Wilmington borders, representation of the Board of Appeals in numerous hearings and in numerous court proceedings relating to the grant or denial of special permits and variances including the defense of the Board of Appeals in regard to the variance granted to Transitron Electronic Corporation. Numerous matters also arose with regard to: the Town's police department ranging from the denial of appointments, to arrest procedures, to retirement, pension and related benefit issues; the State and Town Contributory Retirement Boards relating to retirement and pension issues; the School Department relating to claims arising under the Massachusetts and Federal Special Education Laws; the Board of Assessors relating to proceedings before the Appellate Tax Board and the Board of Health relating to animal regulations.

As usual, general legal services were also rendered on a regular basis to various Town officers, boards, committees and departments, and services were rendered in preparation for and the holding of the Annual Town Meeting, Special Town Meetings, and the Subsequent Town Meeting.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "H Theodore Cohen", with a stylized flourish at the end.

H Theodore Cohen, Esquire  
Tyler & Reynolds  
Professional Corporation  
Town Counsel

# REPORT OF THE BOARD OF ASSESSORS

January 1, 1985

## ASSESSED VALUATION

Residential	\$ 569,203,400
Open Space	727,200
Commercial	59,394,900
Industrial	12,676,900
Personal Property	<u>9,720,900</u>
TOTAL ASSESSMENTS	\$ 651,723,300

## AMOUNT TO BE RAISED

Appropriated for Town Purposes	\$27,418,521
To be paid for State & County Tax	764,953
Overlay	<u>432,867</u>
TOTAL EXPENDITURES	\$28,616,341

## INCOME

Estimated Receipts - Cherry Sheet	\$ 5,440,503
Estimated Receipts - Local	5,240,000
Overestimates - 1985 Cherry Sheet	12,516
Available Funds	<u>2,229,825</u>
TOTAL RECEIPTS	\$12,922,844
NET AMOUNT TO BE RAISED BY TAXATION	<u>\$15,693,497</u>

Amount to be raised	15,693,497	= 24.08
Valuation	<u>651,723,300</u>	per thousand valuation

ACTUAL COMMITMENTS FOR 85

1985 Real Estate	\$15,459,417.79
1985 Personal Property	234,079.27
1985 Farm Animal Excise	--
1985 Motor Vehicle Excise	1,022,532.38
1984 Motor Vehicle Excise	34,544.42
Sewer Frontage	23,574.60
House Connection	24,614.23
Sidewalk & Curbing	625.09
Street	8,613.78
Water Main	387.61
Water Liens	86,982.55
Sewer liens	37,409.73
Municipal Light Liens	--
	<hr/>
	\$16,932,781.45

Following is a list of Real Estate Tax Abatements granted by the Board of Assessors in the year, 1985, in compliance with Article XIII, Section 5 of the By-Laws of the Town of Reading.

FY 1986 Valuations

Aborn Fredrick G., 189 Woburn St.	204.68
Barletta, Franco, Deering St.	154.11
Blake, Thomas J., 67 Belmont St.	170.97
Broadway Finance Liqu., 1349 Main St.	1,305.14
Carpenter, John E., 114 Hanscom Ave.	108.36
Depalma, Leon M., Bear Hill Rd.	209.50
DiPillo, Edmondo, 155 Prospect St.	146.89
Feudo, Anthony A., 15 Lilah Lane	221.54
Kelley, Paul E., 50 Chequessett Rd.	43.34
Leary, John H., 58 Chequessett Rd.	43.34
Macari, Thomas, 49 Latham Lane	385.28
McKinley, Rheta J., Pearl St.	52.98
Moran, Francis, 908 Main St.	40.94
Moran, Francis, 908 Main St.	120.40
New England Properties, 640+Main St.	763.34
Nickerson, Robert, 15 High St.	67.42
Nickerson, Robert, Tr., 11+ High St	72.24
Pisarz, Henry, Off Oak St.	127.62
Reading Vet Association, Inc., 37 Ash St.	4,575.20
Roxbee, James A., Lowell St.	65.02
Stewart, Aubrey C., 615 Haverhill St.	332.30
Sun Fang-Kuo, 44 Chequessett Rd.	43.34

FY 85 Valuations

Sun Oil Co., 467 Main St.	\$ 328.58
Belzer, Evelyn, Haverhill St.	877.78
Berger, Bruce, Tr., 345 Main St.	2,347.00
Schmidt, Patrick, 60 Mt. Vernon	1,042.07
Roxbee, James A., Etal, Beverly Rd.	478.78
Roxbee, James A., Etal, Lowell St.	110.30
Summit Towers Co., Summer Ave.	680.63
Maillet, Joseph C., Etux, Lowell St.	65.72
Maillet, Joseph C., Etux, Willow St.	166.64
Torre, Matilda M., Torre St.	244.09
Rubin, Baile, Etal., Curtis St.	2.35
Jacobs, Richard J., 337 Haverhill	248.78
Morgan Charles H., Lowell St.	337.97
Masse, Vincent & Domenica, Cross St.	744.00
Boston Gas, John St.	4,926.35
Fantasia, Vincent Tr., Terrace Park	889.51

FY 84 Valuations

New England Properties, 640/6 Main St.	724.35
Morgan, Charles, Lowell St.	329.04
Boston Gas Co., 215 John St.	4,796.22
Bonnanno Nicholas J., 283 Grove St.	146.24
Sun Oil, 467 Main St.	319.90
Burke, Barbara, Main St.	297.05

FY 83 Valuations

New England Properties, 640/6 Main St.	737.34
Roger Reed Inc., Pleasant St.	548.94
Boston Gas Co., 215 John St.	4,882.27
Fantasia, Vincent, Tr., 60 Terrace Park	348.90
Fantasia, Vincent, Tr., 55 Terrace Park	669.89
Carter, Russell E., 30 Cape Cod	107.00
Sun Oil Co., 456 Main St.	325.64

Respectfully submitted,  
BOARD OF ASSESSORS

Michael T. Sullivan  
William E. Locke  
Robert I. Nordstrand



POLICE DEPARTMENT ROSTER

CHIEF

Edward W. Marchand

LIEUTENANTS

Robert J. Silva, Executive Officer

Bruce J. Donaghey

N. Kevin Patterson

SERGEANT-DETECTIVE

William F. Keefe

SERGEANTS

Kenneth M. Jones

Bruce F. Russell

Michael P. Cloonan

Patrick M. O'Brien

PATROLMAN-DETECTIVES

David E. Saunders

William A. Pacunas

Dennis P. Cloonan

Robert F. Flynn

SAFETY OFFICER

Joseph R. Veno

ARMORER

William E. Arakelian

PATROL OFFICERS

Herbert G. Perry

Richard L. Nelson

Paul G. Peoples

Walter R. Franklin

Hobart E. Nelson

Larry E. Frederick

Charles R. Pothier

Peter R. O'Brien

Peter C. Garchinsky

Robert N. Buote

Robert J. Moreschi

Richard DelRossi

Charles J. Lentini

James W. Cormier

Mark J. O'Brien

Pasquale M. Iapicca

Christopher J. Voegelin

Richard W. Robbins

David M. Stamatis

Leone M. DeMoura

Michael D. Saunders

William A. Golon

Perter C. Cummings

Honorable Board of Selectmen  
Municipal Building  
Reading, Massachusetts

Members of the Board:

The Police Department consisted of thirty-eight members at the end of December, 1985: Chief, three Lieutenants, one Sergeant-Detective, four Sergeants, one Safety Officer, one Armorer and twenty-three Patrol Officers.

On January 6, 1985 six Officers were appointed to the Department, including Reading's first woman Officer. The appointees were David M. Stamatis, Leone M. DeMoura, Michael D. Saunders, William A. Golon, Peter C. Cummings and David Cortese.

On March 2, 1985, Lt. Granelli retired after almost thirty-two years of service. He was appointed to the Department July 1, 1953, was appointed Sergeant February 6, 1967, and was appointed Lieutenant on November 24, 1975.

On March 30, 1985, Sgt. Det. Robert E. Marchand retired after 29 years of service. He was appointed to the Department on March 11, 1956, was appointed Sergeant on November 22, 1971, and Sergeant-Detective August 9, 1982.

On April 22, 1985, Sgt. Richard A. Parry resigned to enter private industry. He was appointed to the Department April 2, 1978, and was appointed Sergeant December 19, 1982.

Three Patrolmen resigned in June of 1985. Officer Francis J. DeVellis, who had been appointed to the Department on September 15, 1980, resigned to join the State Police. Also one of our newly appointed Officers, David Cortese, resigned to join the State Police. Officer Michael S. Conchiglia, who had been appointed to the Department on December 13, 1970, resigned to start his own business.

Because of retirements and resignations, there were several promotions in the Department. As a result of a Civil Service promotional exam for Lieutenant, Sgt. Donaghey was appointed a Lieutenant on June 2, 1985. Based on the results of the Civil Service promotional exam for Sergeants, Kenneth M. Jones, Michael P. Cloonan and Bruce F. Russell were appointed as Sergeants on June 2, 1985, and Patrick M. O'Brien was appointed a Sergeant on October 13, 1985. Sgt. William F. Keefe was assigned to the Detective Bureau as Sergeant-Detective and Officers Dennis T. Farrell and Robert F. Flynn were appointed Detectives.

All Officers of the Department have attended the mandatory one week in-service training program at the Northeast Regional Police Institute during the year. Also, several of our Sergeants and Lieutenants have attended management programs at Babson Institute.

The Massachusetts Training Council has been conducting classes at the Reading Police Annex in many different phases of law enforcement. Officers from this Department have participated in this program, and Officer Richard DelRossi is an instructor in this program.

We have continued our School Visitation Program with Officers giving talks in the classrooms and answering students' questions. This is a very popular program and receives high praise from students and teachers.

The Reading Police Department's Third Annual Christmas Party for Children and Senior Citizens was held this year at the Camp Curtis Guild Armory and was a huge success. Approximately two thousand children of all ages attended and enjoyed seeing Santa Claus, and clowns that were provided by the Shriners. The pony rides were a big hit and everyone was treated to lunch and candy. The police cruiser, which was parked inside the Armory for all to examine, was a big attraction.

The Tactical Patrol Unit, made up of officers from twenty-two cities and towns in the area, is now under the command of Lt. Robert J. Silva, who is in charge of the training of the Unit in riot control, handling of hazardous waste materials in emergency situations, and hand-to-hand combat.

The SWAT Team is made up of Reading Officers in the Tactical Unit. Their training equips them to deal with emergencies in the town.

The Honor Guard has attended many functions during the past year and continues to be well received wherever they appear.

The members of the Police Reserve have continued their excellent work during the past year, handling traffic duty at the various churches and serving at special occasions. Sgt. Michael Cloonan is now in charge of the Reserves and is responsible for their training in the use of firearms. These men donate their time and effort without monetary compensation and deserve the thanks and appreciation of all citizens.

Also complementing our regular Police Department is our force of School Traffic Officers under the direction of Safety Officer Joseph R. Veno. These Officers, who supervise the crossing of children on their way to and from school at various locations about town, have proved to be devoted to their duties and are a great asset to the town. Any citizen who would like to join us as a School Crossing Officer is urged to contact Safety Officer Veno.

We would like to thank Town Meeting Members for approving the purchase of a computer for the Department. Officer Charles Pothier is in charge of programming and his work has made possible more rapid access of information, and has eased and facilitated the flow of reports and data.

Following are the arrests and services performed:

Arrests.....	490
Persons Held in Protective Custody.....	135
Motor Vehicle Violations.....	6,536
Parking Violations.....	2,096
Juveniles Apprehended.....	120
Juvenile cases in Court.....	42
Special Investigations.....	413
Auto Accidents Investigated.....	448
T-T Messages sent.....	Approx. 5,000

#### FEES COLLECTED

Bicycle Decals.....	\$ 26
Revolver Permits.....	3,555
Firearms Identification Cards.....	280
Police Reports copied.....	2,686
Parking fines.....	16,545
False Burglar alarms.....	1,620
Moving Violations.....	119,505

#### MOTORIZED EQUIPMENT

1	1985 Ford sedan.....	Chief's car
2	1985 Ford sedans.....	Cruisers
2	1984 Ford sedans.....	Cruisers
2	1983 Ford sedans.....	Cruisers
1	1979 Chevrolet sedan.....	Cruiser

I would like to thank the Board of Selectmen, Town Meeting Members, and especially the citizens of the town, for the support they have shown their Police Department during the past year.

Respectfully submitted,

EDWARD W. MARCHAND

Chief of Police

# FIRE DEPARTMENT ROSTER

## CHIEF

Leonard J. Redfern

## DEPUTY CHIEF

Victor H. Cail

## CAPTAINS

\*Kenneth M. Campbell, Jr.  
#Russell E. Carter

James W. Sharkey  
Arthur W. Steele

## LIEUTENANTS

Donald V. Jackson  
Donald L. Wood

William F. Campbell, III  
Stephen A. Ballou\*  
John T. Mooney\*

## FIREFIGHTERS

Ronald D. Michelini  
Donald L. Michelini  
George L. Turner  
Richard E. Van Horn  
Wilfred E. Boudreau, Jr.  
Daniel J. Doran  
Peter R. Vincent  
#Malcolm W. Hubbard  
Robert F. O'Brien  
Joseph T. Hindes, Jr.  
Verlon M. Curtis  
#Joseph Cummings, III  
Thomas M. Lyle  
Anthony J. Gentile  
Paul D. Murphy  
Alan D. McMahon  
James A. Stevenson  
Roger C. Quimby

Arthur H. Vars  
Philip G. Dole  
Robert J. Campbell  
Stephen M. Shea  
David C. Bishop  
John T. Kucinski  
Gordon E. Sargent  
Donald E. Stead+  
Domenic D. Ricci  
Francis P. Driscoll  
Philip Boisvert  
Paul D. Jackson  
Matthew McSheehy  
Arthur A. King, Jr.  
Daniel W. Cahoon  
Kevin F. Kelly  
Stephen W. Lewko  
Richard A. Puopolo

## DISPATCHERS

Jeff Strong  
Richard Monroe

George Ogden+  
John Rawcliffe  
Thomas Harris\*

## SECRETARY

Doris M. McNeil

## MECHANIC

Michael J. Sarno

## SUPT. OF FIRE ALARM & FOREST WARDEN

Leonard J. Redfern

## DEPUTY FOREST WARDENS

Deputy Chief Victor H. Cail  
Irving E. Dickey, Jr.

Benjamin E. Nichols  
George B. Perry III

#Retired

\*Appointed to fill vacancy

+Resigned

ONE HUNDRED THIRTY-FIRST

REPORT OF THE FIRE CHIEF

REPORT OF THE FOREST WARDEN

REPORT OF THE SUPERINTENDENT OF FIRE ALARM

To the Honorable Board of Selectmen

The annual report of the Fire Chief, Forest Warden and Superintendent of Fire Alarm is herewith submitted.

MANUAL FORCE: The authorized permanent force consists of the Chief, one Deputy Chief, 3 Captains, 4 Lieutenants, 38 Firefighters, 4 Dispatchers

APPARATUS:

Engine # 1 - 1973 Ford	Ambulance	- 1982 Chevrolet
Engine # 2 - 1979 Maxim	Fire Signal Truck	- 1975 International
Engine # 4 - 1982 Maxim	Chief's Car	- 1984 Ford
Engine # 5 - 1969 Ford	Fire Preven. Car	- 1975 Ford
Ladder # 1 - 1982 Duplex-	Pick-up Truck	- 1980 Ford
LaFrance	Rescue Truck	- 1960 Dodge

SERVICE RECORD:

296 Bell Alarms, 48 of which were false and 151 accidental  
797 Still and Telephone Alarms  
1055 Service Calls  
878 Ambulance Runs

PERMITS ISSUED:

22 Blasting  
107 Power Oil Burner  
382 Home Fire Alarm Systems  
11 Special Permits

There were 589 ambulance runs billed. Fees turned over to the Town totalled \$52,267.00

FIRE LOSS:

Fire Loss of 1985 as reported to date on property endangered (valuation \$534,600) is \$119,684.000. Insurance paid on losses is \$89,382.00, Uninsured loss is \$30,302.00.

Capt. Russell E. Carter retired on July 20, 1985, after a 32 year career. He was appointed to the department in June, 1953, promoted to Lieutenant in March, 1972, and promoted to Captain in June, 1975.

Lieutenant Kenneth Campbell was promoted to Captain on July 25, 1985, to fill the vacancy.

Firefighters Stephen Ballou and John Mooney were promoted to Lieutenant on July 20, 1985, to fill vacancies.

During the past year we have been able to maintain the fire prevention and public education programs at the levels which have been established in recent years. The value of these programs is evidenced by the reduction in serious fires and fire related incidents as well as a reduction in firefighter and civilian injuries.

Extremely dry weather conditions during the spring and early summer led to a serious rash of brush fires in many of the remote forested areas of the Town which severely tested our capabilities. All area communities faced similar problems at that time and the established mutual aid system proved its worth in combatting the worst brush fire season in two decades.

We are continuing to make improvements in all levels of firefighter and E.M.T. training with emphasis on personal safety, particularly in the areas of hazardous materials and communicable diseases. To be cost effective we continue to make use of the Mass. Fire Academy training programs and have developed a network of training materials in conjunction with other departments. We are also adding to and improving training aids within the department. Our own recruit training program has been enhanced and our E.M.T. program is excellent. Although much has been accomplished over the last several years, much more needs to be done in this area. Quality training which is so necessary is both difficult and expensive to provide. Budget constraints dictate training levels. We will continue to make slow progress in advancing firefighter training as funds allow.

We have been able to stay on track with the equipment replacement plan. Town meeting appropriated funds to replace Engine 5, a 1969 pumper with a new suburban pumping engine. This will be delivered in the summer of 1986. This acquisition will enable us to place Engine 2, the foam unit, in active reserve and special call status, thereby extending its expected longevity and reducing maintenance costs. Engine 2 has undergone extensive repair during the last year and it is expected that as a reserve unit it will prove to be more dependable.

Fire Department mechanic, Michael Sarno, with assistance from both permanent and auxiliary firefighters took on the project of refurbishing Engine 1, a 1973 pumper which was in poor condition due to deterioration. After several months of hard work with a material cost of approximately \$1000 it was restored to good condition and is now a reliable and attractive reserve piece. This project has increased the life of the vehicle and has saved the Town a considerable amount of money. This improvement together with the acquisition of a new engine gives the Fire Department a reliable complement of first line and reserve engines for the first time in many years.

If the Proposition 2½ axe falls in F.Y. '87 as some have predicted it would mean layoffs. In the Fire Department that would translate into the abolishment



of the ambulance service and turning it out to private business. In the event that we are able to continue to maintain the ambulance service it will be necessary to replace the existing ambulance with a new one in F.Y. '87. The ambulance in use now is a 1976 model which was repaired in 1982 after an accident. It is no longer a dependable piece of equipment for such a critical and important service.

Discussion still continues as it has for the better part of the past decade on the need for a new central fire station. Without echoing past Town reports, the working environment is deplorable, the communications center is a disgrace and the need is more critical.

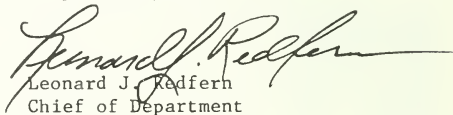
The municipal fire alarm system is continually maintained and tested and is presently in good condition. As more master alarm boxes are added to the system through industrial development the need to maintain a dependable system will increase. We are presently structured to meet that need and have the ability to maintain a quality system.

The auxiliary fire service and affiliated explorer troop once again gave generously of their time and energies on a volunteer basis to serve the Fire Department and the Town. Their contribution is certainly recognized and appreciated.

Budget restraints and the limits of Proposition 2½ have challenged us. We have met that challenge by examining our priorities, making adjustments, reorganizing and attempting to strike an affordable balance between present needs and future growth needs. As new federal and state regulations continue to impact our operations and as revenues continue to decrease, our ability to continue to meet the challenge will diminish and our ability to adequately provide for the public safety will then become suspect.

I would like to thank the officers and men of the department for their cooperation and their continued high standards of excellence in service to the Town. I would also like to thank all Town Officers, Boards and Departments for their continued support and assistance.

Respectfully submitted,

  
Leonard J. Redfern  
Chief of Department



# Town of Reading, Massachusetts



## Recreation Committee

**Chairman**

John L. Fallon

**Superintendent**

John B. Pacino

### Recreation Committee Annual Report

The year 1985 was another successful one for the Town of Reading Recreation Department. The major strength of the program is its diversity. Activities run the gamut for a variety of age groups. Programs utilize all recreation facilities available (field house, school playrooms, Grant Municipal Pool, playgrounds, beaches, amusement parks and other outside places of recreational interest.)

Much thought has gone into the planning of what should or should not be offered. The result is an all-inclusive set of offerings that seem to meet the recreational needs of the community.

#### The Offerings

- I Supervision of Parks and Playgrounds  
Concentration of highly organized activities--tennis, baseball, basketball, quiet games--and playground equipment.
- II Summer Day Camps  
For boys and girls (A--ages 6, 7, 8, 9) (B--10, 11, 12, 13)
- III Special Instructional Schools  
(Baseball, basketball and soccer)
- IV Municipal Pool  
Red Cross Swim Instruction (Beginners to Advanced Water Safety)  
Recreational swimming - all ages
- V Special Events  
Theater in the Green, Olympics, Field Days, Carnival and Fair, trips, others
- VI Gymnastic Instruction  
Classes for beginners and advanced gymnasts
- VII Reading Youth Summer Baseball  
Instruction and league play for boys ages 7-12
- VIII Basketball and Softball Clinics for Girls  
Instructional program for girls ages 9-15

- IX Reading Youth Basketball - Fall and Winter  
(Over 400 boys and girls, grades 4 - 9, in five divisions)
- X Field House Activities - Fall and Winter  
Basketball, volleyball, track, exercise, gymnastics and instructional play
- XI Programs in Wrestling (fall and summer) and Weight Lifting and Conditioning (fall and summer)
- XII Cooperation with Community Leagues  
(Baseball, soccer, adult softball, field hockey)

In addition to the program offerings, the Recreation Committee under the strong leadership of Chairman John Fallon has been responsible for the upgrading of park and playground facilities. Fields have been refurbished and extended, watering apparatus have been installed, new lights are being set up on the softball field, and plans are in motion to install a fitness exercise trail.

Further, the Recreation Committee has the responsibility of coordinating the use of all fields and playgrounds during the spring, summer and fall. With a great number of organizations and literally thousands of participants, this is an awesome task. However, everything seems to work out with ease and efficiency - a place for everyone and everyone in his or her place.

March 4, 1986

Reading Board of Selectmen  
16 Lowell St.  
Reading, MA 10867

RE: Annual report of activities in the Weights and Measures Department  
for the calendar year 1985.

During the past year, this department tested a total of 150 weighing and measuring devices in the town. Income from testing and sealing of these devices amounted to \$886.00. Included in this amount was \$29.00 in adjusting charges.

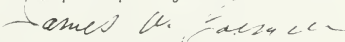
Also during the past year, this department reweighed a total of 2,156 packages of food items and other commodities put up in advance of sale. These items include prepackaged meat, poultry, fish, fresh fruit and produce, coal as well as other commodities. Inaccurately weighed and priced items can have a far greater impact on the consumer than inflation. Therefore, rechecking package weights becomes very important to consumers of these items.

The allowable sealing fees per/device were increased during the year. In the coming year, with the increases put into affect for the complete year, the income to the town should at least double over this years.

This department investigated complaints in regards to price markings and "scanning" devices at local supermarkets. With the cooperation of the stores managers and information from the State Dept. of Standards, the complaints were systematically cleared.

Attached is a list by category of all comercial weighing and measuring devices tested by this department.

In closing, I would like to thank the Board of Selectmen, Mr. John Agnew, Executive Secretary and his staff for their cooperation during the past year.

Respectfully submitted  
  
James W. Cormier  
Sealer of Weights and Measures

LIST BY CATAGORY OF COMMERCIAL WEIGHING AND MEASURING DEVICES TESTED  
AND SEALED DURING CALENDAR YEAR 1985

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SCALES	ADJUSTED	SEALED	NOT SEALED	CONDEMNED
10,000 lbs.				
100-5,000 lbs.	1	1		
10-100 lbs.	1	20		
10 lbs. or less		6		
 <u>LIQ. MEAS. DEVICE</u>				
Gasoline Meters	18	106		
Gear Grease				
Liq. Measures				
V.T. Meters	6	17		1
 <u>LINEAR MEASURES</u>				
Yard Sticks				
 TOTALS: 177	 <u>26</u>	 <u>150</u>		 <u>1</u>

## REPORT OF THE INDUSTRIAL DEVELOPMENT COMMISSION

In April 1985 The Industrial Development Commission (IDC) reorganized, re-electing Daniel A. Ensminger as Chairman and Ronald V. (Roc) O'Connell as Secretary. Edward McPartlin declined reappointment to the IDC in June 1985 and Charles Hewitt stepped down in the late Fall due to increasing personal commitments. There were no other changes in IDC membership during 1985.

The IDC began 1985 by continuing its support of the Planning Board's quest of a comprehensive study of the John Street Landfill's potential. It was encouraged in its efforts by an outpouring of developer interest in the landfill following the clearing of refuse from the front 17 areas of the landfill in Fall 1984. The IDC supported the successful Planning Board article at the February 1985 Special Town Meeting which authorized the spending of \$25,000 for this comprehensive study of the landfill. The Planning Board and IDC worked together to prepare a Request for Proposals (RFP) for this study and to review and select the consultants in March and April.

The consultants chosen were Minot, DeBlois, and Maddison (MDM) and Haley & Aldrich, respected consulting firms in the areas of real estate appraisal, market evaluation, and subsurface soil condition assessment. The consultants' analyses found no overriding environmental concerns that would preclude commercial development of the landfill and also provided conceptual plans for the highest and best use of the landfill with and without the BPW on it. Because of the considerable financial incentives shown by MDM in favor of reconsidering the location of the BPW on the landfill, the IDC supported a Planning Board article at the September Special Town Meeting to consider alternative BPW locations in Reading such as the Haverhill Street Nike Site. Although Town Meeting did not support this article, it did create a Task Force consisting of the IDC and other boards to investigate the siting of the BPW elsewhere in the John Street - Ash Street industrial area.

The IDC assisted the Task Force in its analysis of the Biggio-Transitron site during October and November of 1985 and provided testimony before the Middlesex County Commissioners in December in support of an at-grade rail crossing which would link this potential BPW site directly to John Street (The crossing was subsequently approved 3-0 by the Commissioners). At the urging of the Task Force, the IDC sought and received \$6,000 at the November 1985 Subsequent Town Meeting for the preparation and dissemination of RFP's for development of the landfill and adjacent industrial lands. As a condition of linkage, developers would also be required to propose a location on or off the landfill for a Public Works facility. These RFP's were drafted by the IDC in December and reviewed and subsequently issued by the Task Force in January 1986.

REPORT OF THE BY-LAW COMMITTEE

1985

THE ANNUAL TOWN MEETING-APRIL, 1985

THERE WAS NO BUSINESS SCHEDULED FOR THE BY-LAW COMMITTEE FOR THE ANNUAL TOWN MEETING IN APRIL, 1985.

THE SUBSEQUENT TOWN MEETING-NOVEMBER, 1985

WARRANT ARTICLE 9- BY-LAW COMMITTEE RECOMMENDED 4-0-0; TOWN MEETING ADOPTED  
WARRANT ARTICLE 13- BY-LAW COMMITTEE RECOMMENDED 4-0-0; TOWN MEETING ADOPTED  
WARRANT ARTICLE 14- BY-LAW COMMITTEE RECOMMENDED 4-0-0; TOWN MEETING DISAPPROVED  
WARRANT ARTICLE 15- BY-LAW COMMITTEE DID NOT RECOMMEND 3-1-0; TOWN MEETING  
INDEFINITELY POSTPONED  
WARRANT ARTICLE 16- BY- LAW COMMITTEE RECOMMENDED 4-0-0; TOWN MEETING  
INDEFINITELY POSTPONED  
WARRANT ARTICLE 17- BY-LAW COMMITTEE RECOMMENDED 3-0-0; TOWN MEETING ADOPTED

SPECIAL TOWN MEETINGS

JUNE 24, 1985- THERE WAS NO BUSINESS REQUIRING BY-LAW COMMITTEE ACTION  
SEPT. 23, 1985- THERE WAS NO BUSINESS REQUIRING BY-LAW COMMITTEE ACTION

THE BY-LAW COMMITTEE THANKS THE PROPONENTS OF THESE WARRANT ARTICLES FOR THEIR TIME, PATIENCE AND ADVICE. THEIR ASSISTANCE WAS MOST USEFUL AND MADE POSSIBLE APPROPRIATE COMMITTEE RECOMMENDATIONS TO TOWN MEETING MEMBERS.

RESPECTFULLY SUBMITTED

EDWARD F. MURPHY JR. CLERK  
NILS L. NORDBERG  
GEORGE A. THEOPHANIS  
CORLISS T. VAN HORN CHAIRMAN

## Town of Reading, Massachusetts



### MUNICIPAL SPACE BUILDING COMMITTEE

#### 1985 ANNUAL REPORT

Your Municipal Space Building Committee organized on December 15, 1983 in accordance with a Town Meeting vote to establish a committee to address the problem of housing the several administrative entities of the town at the Town Hall / Old Library complex. Drawing on the work of prior similar committee studies in 1964, 1979, 1982 and 1983, and updating the available data through additional contact with the officers, boards and agencies to be located in the new complex, we presented a preliminary concept to the Annual Town Meeting in May of 1984, and a full proposal to Fall Town Meeting in November of 1984.

Faced with a series of planning and financing questions for this and other projects, Town Meeting voted to not authorize additional funding for further development of construction drawings and specifications.

Your committee has continued to meet and review this project, and will work with other town officers and boards to coordinate the financial aspects of capital projects before the town. We believe that this proposed complex can and should go forward, and that it will be seen as a cost effective answer to a long term problem.

Respectfully submitted,

NILS L. NORDBERG, Chairman  
GERALD A. FIORE, Vice-Chmn  
HENRY A. HIGGOTT  
Designer Liaison  
MARY S. ZIEGLER  
PAUL E. LANDERS

PHILIP B. PACINO  
Finance Committee Liaison





# Town of Reading Board of Appeals

## ANNUAL REPORT

To The Honorable Board of Selectmen:

During the year 1985 the Board of Appeals met and acted upon 32 petitions with the following dispositions being made:

15 petitions were for Special Permits - six of which  
were for accessory apartments

9 petitions were favorably acted upon

2 petitions were denied

4 petitions were withdrawn

17 petitions were for variances

8 petitions were favorably acted upon

8 petitions were denied

1 petition was withdrawn

Respectfully Submitted,

John A. Jarema, Chairman

Stephen G. Tucker

Catherine A. Quimby

Ardith A. Wieworka

Carol N. Scott

READING HOUSING AUTHORITY  
22 FRANK D. TANNER DRIVE  
READING, MASSACHUSETTS 01867



(617) 944-6755

1986 ANNUAL REPORT

The Reading Housing Authority has had a busy and productive year. The 80 units of elderly housing at Frank D. Tanner Drive are fully leased and the residents have been enjoying dance, crafts and painting classes, which are conducted by the Council on Aging. Book reviews, Tea Dances, Tannerville Club monthly meetings and monthly dinners are all well attended and eagerly anticipated by the residents and other Senior Citizens. The Board of Health has recently conducted a dietary survey for the elderly and has continued their monthly blood pressure screening clinic. With the cooperation of the many elder service agencies in the area, the Authority is attempting to meet the needs of those residents who are no longer as mobile or independent as they once were. The Authority is extremely concerned with the proposed Federal cutbacks in domestic spending and the impact this will have on the supportive home care services for the needy.

The rental assistance programs within the Town are fully leased and have long waiting lists. The State 707 Rental Assistance Program has 10 units, leased and occupied, with a waiting list of 93 families. The expected waiting period before obtaining a certificate is at least 5 years. The Federal Section 8 Program, managed by U.S. Department of Housing and Urban Development, started the year with 75 certificates and the Authority was given an additional 5 certificates this year. This program is fully leased and occupied with a waiting list of 212 families. The Reading Housing Authority recently closed the applicant list for this program and is no longer accepting applications because of the long waiting list and the lack of additional funding. The Authority is concerned with the impacts that the proposed Federal domestic spending cutbacks will have on this program also.

Under the State 689 Program for Housing People with Special Needs, the Reading Housing Authority was pleased to open the residence at 74 Bancroft Avenue for 8 mentally retarded adults. This facility is fully staffed, 24 hours per day and is operated by Eastern Middlesex Association for Retarded Citizens (EMARC) under the direction of the Department of Mental Health.

The State 705 Family Housing Program is under way. Under this program, the Authority will be constructing 6 units of housing for low-income families on Town-donated land at Oakland and Waverly Roads. Schematic design approval has been received from the State and the Authority anticipates construction to commence during the Summer of 1986.

The Reading Housing Authority looks forward to the coming year and the completion of the family housing units. The Authority will continue to serve the Town with commitment and dedication, realizing the needs of the residents and providing "equal housing opportunity" for all.

Respectfully submitted,  
Richard S. Dempster, Chairman

"Equal Housing Opportunity"

REPORT OF THE SUPERINTENDENT OF INSECT PEST CONTROL

To: The Honorable Board of Selectmen:

I submit my report as Superintendent of Insect Pest Control for 1985.

About one hundred twenty five Elm trees were checked for Dutch Elm Disease on both public and private property. The Shade Tree Laboratory at Amherst certified fifteen Elms as being diseased. These trees have been removed to the landfill site for burial along with an additional thirty-four dead Elms infested with the Elm Bark Beetle, in accordance with the Massachusetts General Laws, Chapter 132.

All public shade trees were scouted during various damaging insect activity periods, and very few problems could be found. A non-chemical biological insecticide was used to control the Eastern Tent Caterpillars in the northeast section of Town. The spray trucks were also used to hydraulically water and fertilize newly planted shade trees to increase their vigor and to better withstand future insect attacks.

Respectfully submitted,



Irving E. Dickey, Jr.  
Superintendent of Insect Pest Control

## REPORT OF THE TREE WARDEN

To the Citizens of Reading:

I submit my report as Tree Warden for 1985

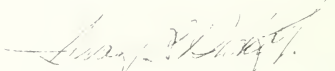
Sixty five public shade trees were removed: Five Elm trees (Dutch Elm Diseased), under Massachusetts General Laws, Chapter 132, Section 26A. Six trees to allow for construction, under Massachusetts General Laws, Chapter 87, Section 3. Nine trees that were uprooted by Hurricane Gloria, and the remainder were dead or in a dangerous condition.

Forty trees were planted as replacements on private property adjacent to the sidewalk, and twenty five were planted on roadside tree lawns. All of these trees were planted under Massachusetts Laws, Chapter 87, Section 7. The Forestry crews watered and fertilized these trees during the summer.

Low branches and deadwood have been removed from the public trees as requested, or as scouted, and tree cable bracing has been installed on weakened branches.

Any wood that is not diseased or insect infected from the tree trimmings or removals will be left with abutting property owners as requested. The remainder of this burnable wood, along with a stockpile of woodchips will be available to the public at Strout Avenue.

Respectfully Submitted,

  
Irving E. Dickey, Jr.  
Tree Warden



## THE READING ARTS COUNCIL

### 1985 ANNUAL REPORT

The Reading Arts Council has continued to promote and encourage the arts in Reading. As a service to the community, the Council initiated and co-ordinates the Arts Page for the Reading Chronicle and publishes a semi-annual Calendar of Events for the arts which is available to all arts and music groups and through the Reading Library. The Council, as an agent of the Massachusetts Arts Lottery, has distributed funds to 15 local arts groups or individuals in the 1985-86 funding season. Last winter the Reading Arts Council sponsored NOYES FLUDDE, an opera which involved many of the groups who are funded by the Council. The Council strives to find ways to bring together the various artists, musicians, and Arts, Music and Performing Groups within the community finds ways to help the groups interface with one another, and supports the overall Arts community.

July 1985 Funding: \$4,000.00

Reading Library/purchase art  
Library Piano Fund  
Andrea Gaudette/Tanglewood Institute  
Creative Arts for Kids, Inc.  
David Johnson/production of movie

January 1986 Funding: \$4,200.00

Treble Chorus of New England  
Reading Choral Society  
Barbara Fay Wiese/puppeteer  
Reading Public Schools/musicians  
Creative Arts for Kids, Inc.  
Barbara McLean & Jean Weatherbee/videotape of Mrs. Barclay  
Colonial Chorus  
Reading Antiquarian Society/painting restoration  
Reading Public Schools/Art of the Book  
Reading Public Library/Piano Fund

#### Arts Council Members:

Judith O'Hare, Chairperson  
Nettie Turner, Treasurer  
Joe Cain, Secretary  
Adrienne Caselle  
Jeannette Doughty  
Eleanor Mahoney

Grace Palmer  
Deborah Stecher  
Lorraine McCarthy  
Irene Ehl  
Myrtle Lemere  
James Russell

Report of the  
HISTORICAL COMMISSION

The Reading Historical Commission in 1985 continued to render service to town agencies and citizens, as well as to the Massachusetts state government. In recognition of the quality of its work, the commission was chosen to receive one of the Massachusetts Historical Commission's nine 1985 Preservation Awards.

Services to Reading town government included the ongoing archive-inventory program. The goal of this project is the proper storage, in the library's Archives Room, of all valuable town records not otherwise protected. In 1985, the commission completed its investigation of town records stored at the Nike Site; a list of those records was supplied to town officers. The commission continued to perform research, and to provide information and advice to, numerous town boards. More than a year's worth of close work with the Board of Selectmen resulted in the inclusion of exterior and interior design restrictions in the deed of sale for the Reading depot, listed on the National Register of Historic Places. These restrictions guided the developers in their conversion of that building into the successful Stationhouse Restaurant. The commission also provided the board with design guidelines for the future rehabilitation of the Community Center, another National Register property. Interaction with the Planning Board focused on that board's site-plan review process and proposed changes to the zoning bylaws. Finally, the commission purchased several books for the Reading Public Library, and conserved the town's copy of the 1854 map.

In the area of service to Reading's citizens, notice was received early in 1985 that the commission's Multiple Resource Nomination to the National Register of Historic Places was accepted by the U.S. Department of the Interior. This action formally recognized the significance of the town's most noteworthy architectural resources. The commission hosted a Preservation Trade Fair during Preservation Week in May, at which event vendors of services and products for older buildings presented informational displays to the general public. News of the availability and federal and state grants was relayed to the owners of eligible properties, and assistance was given to those that applied. Members of the commission also answered frequent questions by townspeople on all aspects of historic preservation.

The Reading Historical Commission in 1985 had the opportunity to aid preservationists outside the town, as well. It organized an October conference for the members of the historical commissions of neighboring towns, to share information on common problems and solutions. This was so successful that the participants decided to make it an annual event, held in each town in rotation. The Reading Historical Commission likewise assisted an architectural-survey team from the Massachusetts Historical Commission that was investigating all of the area's earliest structures.

The members of the Reading Historical Commission would like to express their deepest appreciation to all those townspeople who have aided the commission in its work to preserve our architectural heritage. The commission could not operate without your support.

Virginia M. Adams, Chairman  
Martha L. Clark  
John F. McCauley  
Edward G. Smethurst

Sharon K. Ofenstein, Secretary  
Cherrie Dubois, Assoc. Member  
Nancy Smethurst, Assoc. Member  
Erline Trites, Assoc. Member

REPORT  
OF THE  
PERSONNEL BOARD

To fill the vacancy created by Dorothy I. Williams' resignation, the Board of Selectmen appointed Joyce D. Yaffee, an experienced personnel professional.

The Finance Committee appointed Charles Catalfamo as its liaison with the Personnel Board.

The Personnel Board has met regularly during this year to administer the Personnel By-Law and to consider matters affecting Town employees.

In April the Board employed a Personnel Administrator, a qualified professional whose expertise has proved most valuable.

Because of the enthusiastic response to previous management seminars held by the Personnel Board, John J. Castellano, a member of the Board and a Suffolk University Management Professor, continued to lead a series of general management training seminars, with both Town and School supervisory staff participating. More than twenty employees representing twelve departments benefited from this program.

Motions entered by the Personnel Board and passed at the Subsequent Town Meeting in November were: Amendment to "Schedule B-Compensation Plan" of Article XXIV of the By-Laws of the Town; amendment to "Section 7-Benefits and Working Conditions," subsection "I Longevity" of Article XXIV of the By-Laws of the Town; and amendment to subsection "(A) Sick Leave" of "Section 7-Benefits and Working Conditions" of Article XXIV of the By-Laws of the Town.

Specific and generic job descriptions have been developed and/or evaluated as requested by numerous town departments, and salary surveys have been conducted to assure adequate information to base salary recommendations.

A new policy manual and benefit guide for employees has been compiled for 1986 printing and distribution.

The Board has monitored and served as a resource during labor negotiations.

Respectfully submitted,

Betsey Ray Fuller, Chairman  
John J. Castellano  
Winslow F. Blake  
Bruce A. Reilly  
Joyce D. Yaffee





# CIVIL DEFENSE AGENCY

Municipal Building, 16 Lowell Street  
TOWN OF READING, MASSACHUSETTS  
01867



JOHN W. AGNEW, JR.  
DIRECTOR

PHONE: 944-0640

## CIVIL DEFENSE ANNUAL REPORT

1985

Reading Civil Defense, a division of the Federal Emergency Management Agency (FEMA) and the Massachusetts Civil Defense Agency, has continued to meet its Federal and State requirements and remains eligible for Federal Disaster Assistance for natural disasters and hazardous waste emergencies. This year as a result of Hurricane Gloria the Town accumulated approximately \$215,000 in additional costs relating to the storm. Through the Reading Civil Defense Office the Town was reimbursed \$117,000 of the costs.

The usual RACES and other communication drills have been continued throughout the year and basic plans for emergencies, fuel rationing and evacuations have been updated. The Town continues to receive surplus equipment through State and Federal agencies.

Respectfully submitted,

John W. Agnew Jr.  
Civil Defense Director



# REPORT OF THE TOWN COLLECTOR

Twelve Months Ending June 30, 1985

## 1985 Real Estate

Committed October 9, 1985	\$15,026,852.40	
Refunds	22,342.85	
Interest & Costs Collected	23,698.40	
Abatements		\$ 248,365.57
Paid to Treasurer		14,471,312.81
Uncollected June 30, 1985		353,215.27
	<u>15,072,893.65</u>	<u>15,072,893.65</u>

## 1984 Real Estate

Committed July 23, 1984	372.16	
Balance June 30, 1984	381,772.93	
Refunds	64,413.83	
Interest & Costs Collected	23,576.99	
Abatements		35,191.39
Paid to Treasurer		277,576.00
Tax Possessions		1,066.00
Uncollected June 30, 1985		156,302.52
	<u>470,135.91</u>	<u>470,135.91</u>

## 1983 Real Estate

Balance June 30, 1984	157,071.40	
Refunds	51,765.43	
Interest & Costs Collected	23,328.78	
Abatements		54,940.38
Paid to Treasurer		113,650.13
Tax Possessions		805.80
Uncollected June 30, 1985		62,769.30
	<u>232,165.61</u>	<u>232,165.61</u>

## 1982 Real Estate

Balance June 30, 1984	78,718.75	
Refunds	54,566.35	
Interest & Costs Collected	19,029.50	
Abatements		55,844.35
Tax Title		28,432.48
Tax Possessions		802.00
Paid to Treasurer		67,235.77
	<u>152,314.60</u>	<u>152,314.60</u>

1985 Personal Property

Committed December 10, 1984	234,747.17	
Abatements		14,786.10
Paid to Treasurer		122,058.16
Uncollected June 30, 1985		97,902.91
	<u>234,747.17</u>	<u>234,747.17</u>

1984 Personal Property

Balance June 30, 1984	53,178.68	
Interest & Costs Collected	21.93	
Abatements		14,395.50
Paid to Treasurer		21,531.22
Uncollected June 30, 1985		17,273.89
	<u>53,200.61</u>	<u>53,200.61</u>

1983 Personal Property

Balance June 30, 1984	12,991.86	
Refunds	14,653.80	
Abatements		14,677.06
Paid to Treasurer		773.40
Uncollected June 30, 1985		12,195.20
	<u>27,645.66</u>	<u>27,645.66</u>

1985 Motor Vehicle Excise

Committed 1985	744,467.40	
Refunds	2,322.67	
Abatements		37,083.94
Paid to Treasurer		551,790.24
Uncollected June 30, 1985		157,915.89
	<u>746,790.07</u>	<u>746,790.07</u>

1984 Motor Vehicle Excise

Balance June 30, 1984	186,932.95	
Committed 1985	204,759.97	
Refunds	8,260.58	
Abatements		25,917.02
Paid to Treasurer		320,000.92
Interest & Costs Collected	990.97	
Uncollected June 30, 1985		55,026.53
	<u>400,944.47</u>	<u>400,944.47</u>

Savings Bank Interest

Earned Fiscal Year 1985  
Paid to Treasurer

267.99

267.99

Certificates of Municipal Lien

Certificates & Releases  
Paid to Treasurer

11,536.20

11,536.20

C. Dewey Smith

Town Collector

1983 Motor Vehicle Excise

Balance June 30, 1984	62,884.39	
Committed 1985	7,011.70	
Interest & Costs Collected	4,787.40	
Refunds	2,276.68	
Abatements		6,373.73
Paid to Treasurer		56,838.72
Uncollected June 30, 1985		13,747.72
	<u>76,960.17</u>	<u>76,960.17</u>

1982 Motor Vehicle Excise

Balance June 30, 1984	9,934.82	
Refunds	91.89	
Interest & Costs Collected	119.84	
Abatements		240.50
Paid to Treasurer		926.19
Uncollected June 30, 1985		8,979.86
	<u>10,146.55</u>	<u>10,146.55</u>

Unapportioned Betterments

Balance June 30, 1984	4,186.01	
Committed 1985	7,381.76	
Added to 1985 Taxes		3,780.01
Paid to Treasurer		2,605.11
Uncollected June 30, 1985		5,182.65
	<u>11,567.77</u>	<u>11,567.77</u>

Betterments - Advance Payments

Committed 1985	4,179.26	
Interest & Costs Collected	33.79	
Paid to Treasurer		4,213.05
	<u>4,213.05</u>	<u>4,213.05</u>

Water & Sewer

Balance June 30, 1984	381,095.08	
Committed 1985	1,718,626.63	
Refunds	1,360.98	
Abatements		14,381.76
Discount for Timely Payments		224,886.65
Added to 1986 Taxes		127,903.35
Paid to Treasurer		1,440,572.87
Uncollected June 30, 1985		293,338.06
	<u>2,101,082.69</u>	<u>2,101,082.69</u>

## STAFF

December 31, 1985

BARBARA M. NELSON FISH, Director (until June 1985)

WILLIAM D. WARDE, Director (starting July 1985)

Nancy S. Aberman	Assistant Director
Corrine Fisher	Children's Librarian
Edna M. Shaw	Head of Technical Services
Fred Friedman*	Reference Librarian
June C. Carrell	YA/Reference Librarian
Doreen Bolnick	Part-time Librarian
Dorothy Alworth	Circulation Librarian
Ann I. Blaisdell	Secretary
Jeannette F. Warren	Library Technician
Irene Sunbury	Library Clerk
Theresa A. Bond	Part-time Clerical
Nicola Carello	Part-time Clerical
Madeleine Gillis	Part-time Clerical
Diane E. Manikowski	Part-time Clerical
Sally S. McDonald	Part-time Clerical
Elaine Singleton	Part-time Clerical
Carol Smith	Part-time Clerical
Karen Zalubas	Part-time Clerical
Eleanor Zanni**	Part-time Clerical

## PAGES

Michal Colford	Karen Menard
Karen Eldredge	Edmund Roberts
Karen Ellis	Debbie Ryan
Matthew Hincman	Pamela Takach
Daniel Knowles*	Ronald Thomson
Mary McIntire	Lois Tulikangas

## CUSTODIANS

Louis B. Bacigalupo\*\*  
Mark K. Nicholls

\* Resigned  
\*\* Retired

ANNUAL REPORT OF THE READING PUBLIC LIBRARY  
FOR THE YEAR ENDED 31 DECEMBER 1985

A record-breaking volume of business at all levels marked the Reading Public Library's first full year of operation in its new quarters on Middlesex Avenue. Circulation of 284,271 books, periodicals, records, and related materials topped the 1984 figure by 25,446 items, bringing the total two-year increase very close to 20 percent. Thousands of people attended programs that ranged from story hours for three-year-olds to a senior citizens' lecture series. Community group activities in the Meeting Room were virtually perpetual.

There were some poignant moments. After more than six highly productive years in Reading, director Barbara Nelson Fish left us in June to move to Springfield, where her husband, Jim, is director of that city's library system. The Board of Trustees accepted Barbara's resignation with profound regret -- and their assurance that the trails she blazed in Reading will be appreciated by future generations as much as they are by today's record number of library patrons. William D. Warde was appointed to succeed her and assumed his duties in July. Mr. Warde formerly headed the Woburn Public Library and served for ten years as director at Fall River.

In other staff changes, popular reference librarian Fred Friedman moved on to head a Somerville branch, and veterans Eleanor Zanni (Technical Services) and Lou Bacigalupo (custodian par excellence) retired this year. All will be missed.

Nineteen eighty-five saw an expansion of existing library programs as well as the introduction of new ones. In April Marie Diamond led a cultural trip to the Museum of Fine Arts, where she serves as a docent. A return to the MFA in October to view the Renoir exhibit sold out two busloads almost immediately. The annual holiday trip to The Nutcracker remained extremely popular, and enrollment continued high in the library-sponsored speed reading course. Last year an LSCA grant enabled us to expand our services to the elderly, and it was then that we introduced a monthly coffee-hour featuring speakers and programs of interest to Reading's substantial population of active senior citizens. This series proved so popular that we squeezed it into our operating budget after the LSCA funding ran out. Attendance averages some 70 seniors a month.

Corinne Fisher's Children's Room continued to be a favorite gathering place for Reading youngsters in 1985. This summer's reading program, "Make Tracks for Reading," focused on railroads and drew more than 900 participants -- over 50 percent of the town's grade K-6 school enrollees. So great was its success that The Boston Globe did a Sunday feature on it, and we enjoyed a brief but exhilarating touch of regional fame. Storytelling

for all ages continued on a regular basis, with special features for special occasions: a Father's Day story hour, for example, and more of the popular bedtime story hours (with stuffed animals always welcome).

Once again the Friends of the Library outdid themselves. In 1985 they acquired a Music Committee: Rusty Palumbo, Ella Roman, and Amy Jones. This energetic trio spent the summer raising funds and shopping for the new Baldwin studio grand piano that now graces the Meeting Room. Formally dedicated on Sunday, October 20, at a reception attended by more than 200 donors and friends, this fine instrument promises to lend an exciting new dimension to our programming in the months and years to come. An initial concert was held on November 22, and more are planned. Throughout the year the Friends continued their sponsorship of other outstanding events. "An Evening with Mark Twain" drew an appreciative audience as did the Old South Bell Choir at the annual Christmas book sale, and another season of noontime book reviews enjoyed its traditional popularity.

We continued to acquire materials in response to the changing needs of the townspeople. During National Library Week in April, an Apple II microcomputer was purchased with gift funds and installed near the reference desk for public use. A modest selection of compact discs added to our record collection in the fall proved so popular that we chose to expand it through private donations. And as usual, our Reference Department issued a number of timely publications: resume-writing tips, a senior citizens' health directory, and a bibliography on adolescence prepared in conjunction with the Board of Health.

The Town of Reading can be justifiably proud of supporting one of the best equipped and enthusiastically used library facilities in the Commonwealth. As if to underscore this fact, at the 1985 annual convention held in Chicago in July, the American Library Association presented its prestigious John Cotton Dana Public Relations Award to Reading, citing "exemplary library and community involvement in passing a bond issue, raising funds for furnishings, and coordinating an all-volunteer move of the Library's contents." Representatives of the Reading Public Library accepted this award, but that citation includes all the people of Reading who made it happen and are making it work.

The fact that we have grown so dramatically without any increase in personnel says a lot about the staff we do have. They are wonderful. We thank them -- and we thank you -- for another memorable year!

#### Board of Library Trustees

Carol S. Beckwith, Chairman (1988)  
Cherrie M. Dubois, Vice-Chairman (1988)  
Marie T. Keller, Secretary (1986)  
Elia A. Dangelmaier (1987)  
William H. Diamond (1986)  
Robert J. Fields (1987)



REPORT  
OF THE  
CONSERVATION COMMISSION

To the Citizens of Reading:

The year past has been a busy one for the Conservation Commission. The most important issue has been the review of the large office park proposed for construction opposite our One Hundred Acre Wellfield in the Town Forest. This project proposes to discharge treated sewerage effluent opposite our only water supply. The project represents a threat to the drinking water quality of Reading's water. The Commission has been active for the last two years in the review and regulation of this very important project.

The Commission has also been involved with the several large residential sub-divisions in the Town. These projects have been reviewed for their impact to the Town's natural systems. Many smaller projects have also been proposed to the Commission and reviewed for their environmental impact. As Reading continues to grow, more and more pressures are placed on the marginal lands of the Town. It is a real fact that most of the desirable lands have already been developed and what is left must be carefully reviewed prior to development.

This year the Commission again benefitted from a federal program to fund our Summer land maintenance program. This program maintained our many acres of conservation lands and also worked to plant flowers and bulbs in several of the downtown greens and traffic islands. This coming Spring will be more colorful as a result of our work last summer.

The Commission participated in a program to equip the public schools with water-saving showerheads. This program will save millions of gallons of water and thousands of dollars of energy costs over the next few years. Certainly, during this year, Reading has been confronted with what the true cost of clean water and sewer treatment will be in the future. Thus, the Town's continued efforts in water conservation will serve to benefit all citizens.

The Commission began an ambitious program to review all the parcels of land within the Town to determine their relationship to wetlands and Floodplains. In conjunction, pamphlets were designed and printed which will be sent to specific landowners advising them of the wetland or floodplain limitations on their property.

The Commission worked throughout the year to develop regulations and performance standards for the implementation of the Reading Wetlands Bylaw. These new regulations will make the Bylaw easier to understand and more objective in its use.

The Conservation Administrator has been very active in speaking at Reading Public School events and leading outdoor education walks.



The Administrator is available to speak or provide assistance to any citizen request relative to the natural environment or land use regulations.

The Commission is pleased that the Town Meeting adopted the Aquifer Protection District Zoning to protect our water supply from land uses and activities under the Town's control. Reading's most important resource is its public water supply and our future would be very difficult without it.

The Commission looks forward to another active year of making Reading a better place in which to live.

Respectfully Submitted,

Camille W. Anthony, Chairman  
Harold V. Hulse, Vice-Chairman  
William L. Childress  
Sally M. Hoyt  
Joan Y. Nickerson  
M. Clifton Proctor  
Bradford O. Saunders  
Charles T. Costello, Administrator



## TOWN OF READING PLANNING BOARD

### ANNUAL REPORT

To the Citizens of Reading:

A major concern of the Planning Board in 1985 was to preserve and protect the character of the Town while contending with the pressures of development in the region. The Planning Board feels strongly that the landfill site -- because of its size, location and zoning -- is the most important resource the Town has to create a broader tax base and remain financially healthy.

Early in 1985, with the approval of Town Meeting and the assistance of the Metropolitan Area Planning Council (MAPC), Requests for Proposals, for a study of the John Street area, were sent out. Three options were outlined:

- \* develop the entire site privately
- \* develop the site with the Department of Public Works (DPW) located on the 8.32 acres as designed, with the remaining land being developed privately
- \* reconfigure and relocate the DPW garage and develop the remaining land privately

Four finalists were interviewed, with discussion centering on the consultants' proposed approach to the study and presentation of their credentials and projects of similar scope. Since this area involved industrial land the Planning Board requested that a member of the Industrial Development Commission be included in this process. Following the interviews, members of the Planning Board and the Industrial Development Commission reviewed the presentations and voted to award the contract to Minot, DeBlois & Maddison, Inc. and their subcontractor Haley & Aldrich.

Minot, DeBlois & Maddison's final report was presented to Town Meeting in September. Based on this report, the Planning Board and the Industrial Development Commission urged that the DPW garage not be sited at the landfill. Alternate sites were presented and argued -- with no solution forthcoming -- until a motion was made, and passed, to instruct the Board of Selectmen to establish a Task Force to study sites in the John Street/Ash Street area for the purpose of establishing a site for the Reading Board of Public Works facility. Board member Michael F. Slezak represented the Planning Board on the Task Force.

During 1985 the Planning Board worked to prepare a new zoning bylaw to allow for cluster development in an S-10 District. With cooperation between the Board and the developer, inclusionary housing was incorporated into the bylaw to help meet the Town's need for elderly and moderate income housing.

In a cooperative effort, the Board of Public Works and the Planning Board developed and presented an Aquifer Protection Bylaw to establish a district in which the Town's groundwater resources would be carefully safeguarded. This Bylaw was unanimously accepted by Town Meeting.

The Planning Board sought technical assistance from the Metropolitan Area Planning Council in the development of a Site Plan Review Bylaw. The Board feels this Bylaw is a necessary and valuable tool to ensure that the Town of Reading is able to plan development to its fullest and best potential while maintaining and preserving the character of the Town. Under Site Plan Review the Planning Board will act as an agent through which all authorities will have input to all phases of a proposal before the project commences.

A Municipal Reuse Rezoning Bylaw was drafted by the Planning Board and approved by Town Meeting. This Bylaw establishes an overlay district and provides guidelines for both the Board of Appeals and for developers who wish to explore an alternative use for a municipal building.

Town Meeting chose not to approve a proposed amendment to the Zoning Bylaws which would have removed the power, from the Board of Appeals, to issue variances for use and to restore, to Town Meeting, the authority to approve proposed zoning changes for use.

The Planning Board had submitted a proposal to the State in hope of obtaining a grant to update our twenty year old Master Plan. Although the proposal received high praise and the support of Reading's State Representatives, the Town did not reach the final round of funding since it is not in compliance with State Fair Housing laws.

The Planning Board has, however, managed to develop zoning bylaws which, it feels, will assist in growth management in the Town until an updated Master Plan can be approved. It continues, also, through its Townhouse and Municipal Reuse Rezoning Bylaws, to work toward helping the Town comply with MCAD (Massachusetts Commission Against Discrimination) regulations.

In addition, Chairman Maureen Rich agreed to serve as a Planning Board representative on the Fair Housing Committee. She was also appointed interim volunteer director for Fair Housing. A Fair Housing Policy is one of the requisites for obtaining State funding.

During the past year the Planning Board has monitored developments in the following areas:

- \* Impacts of proposed industrial development in Woburn, off West Street in Reading, on traffic and services. The question of the legality of crossing residential land to gain access to industrial land is before the courts.
- \* Proposed building rehabilitation of Trancoa on Ash Street and continued use of a right-of-way over the access road through residential land. The Planning Board opposed the granting of a variance by the Board of Appeals and supports the residents' appeal to restrict infringement on residential land to gain access to industrial land.
- \* Proposed I-93 interchange at Commerce Way, Woburn and its impacts.
- \* The Planning Board's 1984 appeal of a Zoning Board of Appeals decision granting a variance to C & C Associates for development on Criterion Road. An agreement was reached between the Planning Board and C & C Associates which resulted in an escrow account of \$15,000 to be held until all conditions were met. This issue is still not resolved, but the escrow account is still held by the Planning Board's attorney. The agreement also included a donation of \$1000 to the Reading Library, which was presented to the Library in May of 1985.
- \* New construction projects in the John Street area.
- \* Community Center sale and its impacts.
- \* Riverpark/93, North Reading impacts on Reading's well-field. The Planning Board, represented by John D. Wood, has worked closely with other concerned parties in a Regional Water Study Group chaired by State Representative Geoffrey Beckwith. Mr. Beckwith proposed organization of this group, whose goal is the mutual protection of the water supplies of Reading, North Reading and Wilmington.
- \* Reading's future space/building needs.

In addition, the Planning Board has continued its review of proposed building projects in adjacent towns and assessment of their impacts on the Town of Reading; the statutory requirements of Chapter 40A, M.G.L.; and court cases affecting zoning.

Current and future projects include downtown revitalization; development of regulations for single-family/cluster developments, "Bed and Breakfast" establishments, satellite receiving dishes, and solar energy systems; and updating the Zoning Bylaws.

In July of 1985 Administrative Assistant Margaret K. Plansky left the Planning Board, after seven years of service, to accept full-time directorship of the Reading Housing Authority.

Although the Planning Board is functioning with only a part-time Administrative Assistant and is unable to receive State grants needed for studies to plan for the orderly growth of the Town, it is dedicated to the continued economic and social well-being of the Town. Two new members were welcomed to the Board to assist in this commitment. Sandra J. Trainor and Michael F. Slezak were elected to fill these positions. The Board is grateful to all those citizens and groups who have provided information and input.

READING PLANNING BOARD

Maureen Rich, Chairman  
John D. Wood, Clerk  
David A. Devine  
Michael F. Slezak  
Sandra J. Trainor



# Metropolitan Area Planning Council

110 Tremont Street Boston, Massachusetts 02108 (617)-451-2770

*Serving 101 Cities & Towns in Metropolitan Boston*

## MAPC ANNUAL REPORT TO THE TOWN OF READING

Reading is a valued member of the Metropolitan Area Planning Council (MAPC). Reading's contribution of 17.7 per capita (in 1985, \$4,014) helped to provide technical assistance for Reading in the planning of zoning bylaws, specifically:

- Inclusionary Zoning
- Groundwater Protection Program
- Request for Proposal Guidelines
- State Grant Reviews
- Site Plan Review
- Industrial Revenue Bond Review - totaling \$5,308,230
- Bed & Breakfast and Satellite Receiving Dish Zoning

Reading also benefited from the following regional plans, policies, or programs: Land-use maps, providing detailed analysis of the region between 1951-1971; the MetroWest Growth Management Committee, whose success has spurred other successful MAPC subregional groups to form. Among these is the Minuteman Advisory Group for Interlocal Coordination, a group of communities in the Route 2 and Route 495 area, and the new South Shore association of ten communities who are acting in concert on problems that affect their microregion. The Transportation Improvement Program, which is required to maintain eligibility for federal funds, was updated during this past year, as well. In addition, MAPC was named an economic development region by the U.S. Economic Development Agency. Reading's support of the economic development region designation allows a 10 percent bonus on federal funds expended in our region for economic development projects utilizing federal support.

Several publications were also beneficial to Reading. The State of the Region, a comprehensive study of metro Boston by MAPC staff member Douglas Carnahan, Ph.D., provides social and economic forecasting tools, maps and statistical charts, and analyses of data which compare the region in 1971 to the present. Supporting Affordable Housing in Boston, a publication resulting from MAPC's participation in a conference with the United Community Planning Corporation is a useful guide with information that is applicable to all communities concerned with the issue of affordable housing.

As a member of the Land Use TAC and Reading TAC, much of the technical information and model laws help me, as a Planning Board member, to draft the zoning changes that have been approved by Town Meeting to insure planned growth management in Reading.

It is a pleasure to participate in the planning issues of Reading as your MAPC representative.

## REPORT OF THE TOWN CLERK

During the period of January 1, 1985 to December 31, 1985, the following Vital Statistics were recorded in this office:

Births	268
Deaths	164
Marriages	181

Also, during the period 900 dog licenses were issued as follows:

Male dogs	439
Spayed female dogs	400
Female dogs	57
Kennels	<u>4</u>
	900

A total of 690 Fish and Wildlife licenses were issued during the year 1985.

A total of \$27,961.19 in receipts were collected and turned over to the Town during this time period.

During the past year, we have taken advantage of a year without state or national elections to catch up on a number of small tasks which needed some attention. In addition, we were able to update some record management techniques, such as including dog license information on the Computer System and automating the Town Meeting attendance records. The State Legislature voted to allow the Town of Reading to be exempt from the County Dog License System, and therefore, in 1986, all dog license fees will be retained by the Town and not apportioned with the County as before.

The State Census was completed on time; the Board of Selectmen having appointed the Town Clerk as the State Census Supervisor for the Town of Reading. As mandated by the State, a redistricting plan for the voting precincts was completed, and will become effective in 1988. Redistricting responsibility was delegated by the Board of Selectmen to the Town Clerk, and this major task required many hours before receiving the final approval of the State.

I feel that the Town of Reading can well be proud of the superb efforts of this office and the performance of its staff in fulfilling all of its responsibilities and more.

Lawrence Drew  
Town Clerk



## NOTICE TO PARENTS, HOUSEWIVES, PHYSICIANS AND MIDWIVES

Your attention is called to the sections below taken from the revised laws. Blank forms for return of birth may be obtained from the Town Clerk.

### GENERAL LAWS, CHAP. 46, SEC. 3 (TERCENTENARY EDITION) AS AMENDED BY CHAPTER 326, SECTION 1, ACTS OF 1939

Every physician, or hospital medical officer registered under section nine of chapter one hundred and twelve, in this chapter called officer, shall keep a record of the birth of every child in cases which he was in charge showing date and place of birth, the name, if any, of the child, its sex and color, the name, age, birthplace, occupation and residence (including the street number, if any, and the ward number if in a city) of each parent, the maiden name of the mother and the name of the physician or officer if any, personally attending the birth. If the child is illegitimate, the name and the other facts relating to the father shall not be set forth except upon written request of both the father and mother, provided that if an illegitimate child shall have become legitimate by the intermarriage of his parents and the acknowledgment of his father, as provided in section seven of chapter one hundred and ninety, prior to the mailing or delivery of any report herein required such report shall read in all respects as if such child had been born to such parents in lawful wedlock. Said physician or officer shall, within fifteen days after such birth, mail or deliver to the clerk or registrar of the town where such birth occurred, a report stating the facts herein above required to be shown on said record and also the said written request, if any; provided that if said report is not so made within forty-eight hours after such birth, said physician, or officer shall within said forty-eight hours mail or deliver to said clerk or registrar a notice stating the date and place of the birth, the street number, if any, the ward number if in a city, and the family name. Upon presentation to him of a certificate of the town clerk stating that any such birth has been duly reported, the town treasurer shall pay to such physician or officer a fee of twenty-five cents for each birth so reported. Any physician or any such officer violating any provision of this section shall forfeit not more than twenty-five dollars. The said town clerk or registrar shall file daily with the local board of health, a list of all births reported to him, showing, as to each, the date of birth, sex, color, family name, residence, ward, and physician or officer in charge.

Within sixty days after the date of the birth of any child born in the commonwealth with visible congenital deformities, or any condition apparently acquired at birth, which may lead to crippling, the physician in attendance upon said births shall prepare upon a form provided by the state department of public health and file with the clerk of the town where such birth occurred, a report setting forth such visible congenital deformity, or any condition apparently acquired at birth which may lead to crippling.

Said clerk shall transmit forthwith to said department such supplementary report of such births. The contents of such report shall be solely for the use of said department in connection with its functions relative to crippled children, and such report shall not be open to public inspection or constitute a public record.

### GENERAL LAWS, CHAP. 46, SEC. 6

Parents within forty days after the birth of a child, and every householder, within forty days after a birth in his home, shall cause notice thereof to be given to the clerk of the town where such child is born.

### GENERAL LAWS, CHAPTER III

Sections 110 and 111 require physicians, registered hospitals, medical officers, nurses or other attendants to report at once to the local board of health, every child one or both of whose eyes become inflamed, swollen and red and show an unnatural discharge within two weeks after birth.



## SPECIAL TOWN MEETING

Reading Memorial High School

February 25, 1985

The meeting was called to order by the Moderator, John W. Faria, at 7:30 P.M., there being a quorum present.

The Invocation was given by the Rev. E. Lewis MacLean of the Church of the Nazarene, followed by the Pledge of Allegiance to the Flag.

The Warrant was partially read by the Town Clerk, Lawrence Drew, when on motion of Maureen T. O'Brien it was voted to dispense with further reading of the Warrant, except the Officer's Return, which was then read by the Town Clerk.

Maureen T. O'Brien asked for a moment of silence in memory of Newell H. Morton who had recently died.

ARTICLE 1. The following report of the Ad Hoc Capital Projects Subcommittee, presented by Maureen T. O'Brien, was accepted as a report of progress.

### Report of the Ad Hoc Capital Projects Subcommittee

A commitment was made to Town Meeting to report back to them on the costs and funding alternatives for the three major capital projects:

- \* Relocation of the DPW Garage
- \* Rown Hall Library Complex
- \* Central Fire Station

The costs of these projects have been determined; a general projection of Town Government expenses was developed for the next four years and the available cash on hand from building and land sales has been identified. These figures will be presented under the Finance Committee Report for Article 1.

However, in the process of investigating funding alternatives, the committee met with a major legal obstacle. The methods so liberally used in private business of investing cash resources and then reinvesting the interest gained from those resources is not available to tax exempt entities such as the community of Reading. This is called arbitrage. It was earlier felt that this imaginative means of funding projects could provide enough revenue to fund two of the three major capital projects. Unfortunately, that is not possible.

It appears then, at this time, the Town has only one option, that of "pay as you go" for any one capital project. Other projects can be developed at a later date when it becomes financially practical because the bonded indebtedness has decreased sufficiently or through a Proposition 2½ override if the Town sees fit to go that route.

ARTICLE 1. The following report of the Finance Committee, presented by Russell T. Graham, was accepted as a report of progress.

Mr. Moderator:

When I last approached this microphone to report to Town Meeting, a friend of mine in the seats heard the gentleman behind him say "Here he comes, Mr. Doom & Gloom".

That coupled with recent press statements about our fiscally responsible frowns had me convinced that perhaps the Finance Committee should come to this Special Town Meeting armed with the latest in joke books and willing to entertain with a snappy song and dance routine.

A quick review, however, of our budget and an analysis of our role in Town Government led us to abandon that possible act for unfortunately we must report that there is little to joke about in our budget, and further that we find very little entertaining about our future financial condition.

We would quickly add, however, that this need not mean that we are doomed for it is also our belief that if this body acts prudently the means are very much available to help offset our upcoming financial problem and we stress that in this Special Town Meeting some very crucial decisions will be made which will affect the future operations of this Town for years to follow.

Let us share with you the analysis and projections which have brought us to this judgement.

"Analysis of Tax Lev 86, 87, 88"

"Analysis of FY 86, 87, 88"

"Analysis of Payroll - Town of Reading"

The projection of necessity is fraught with assumption.

We have first assumed that salary increases for the period would be in the same area as they have been of recent. We have assumed that increases in State aid will be used to offset increase in operating expenses other than salary and have thus other than pension and medical put no increase for expenses and have put no increased State aid, the two assumed to offset each other.

I have left out of the projection any of the major building projects anticipated, i.e., the BPW Garage, the Town Hall/Library and the Fire Station in order to analyze our financial picture prior to making a decision on them. I have also left out the income from sales of ther BPW land, Community Center, Depot, etc. for the same reasons.

We can see that very quickly the Town finds itself in trouble in FY 1988, we would, without the stabilization fund, find ourselves having to cut \$1,000,000.0 from our budget.

To cut \$1,000,000 from the Town budget would be to devastate the services of the Town of Reading.

A review of that budget shows us that it is in payroll that we as a town would have to go for cuts. It is the major portion of the budget and there is little left in the expense area where we could or in fact even have the authority to cut. There are simplistic "quick fix" answers we could come up with such as "let there be no increases in salaries" by far and without question it is in this salary area that we see the most dramatic increases. But let us analyze that payroll. In many departments, some required by law, there is one person in the department - how do we not increase salaries - never again give a raise. I do not think we will long keep the people and how do we attract new people.

The largest payroll of the Town, we all know is the school salary - can we apply our simplistic approach to that budget. Is there anyone who honestly believes that it would be possible to freeze the pay of the educators of the Town of Reading and keep them on our payroll.

Our High School and one of our Middle Schools have been uniquely honored for their special qualities. Such uniqueness, such quality does not just somehow happen. It is not the end result of books nor of buildings but most assuredly of people. The Reading schools abound with those special qualities. If we as a community intend to set as a goal the continuation of those qualities, then let us face the fact we must be willing and more importantly we must be able to pay for it.

And can less be said in the area of public safety? We think not. It would seem looking at the analysis, that doom could be the result, but the Finance Committee has consistently advised that it need not be, if the Town is willing to use the assets it has to offset the otherwise inevitable.

Reading is in an enviable position. One that other communities would desperately love to find themselves. It has land for development in prime locations that it can sell for use in offsetting for many years the upcoming devastating results of proposition 2½. Looking at the potential sales revenue we are able to see possible at this time, Reading truly has available to it the resources to survive the rigors of Proposition 2½ if it desires to do so.

A look at these facts - on the one hand devastating affect on our operating budget, and on the other hand assets to use in both the operating and capital budgets leads us to the absolute need to do what every other economic unit does, if it is to prosper: that is to have a financial plan.

To simply stop, take a look at where we are going and plan the best road to get us there.

It is this need to plan which has propelled the guidelines and advice of the Finance Committee. The Finance Committee as a result of this will advise at Annual Town Meeting that all proceeds of the sales of real estate be put in reserve for appropriation, such funds to be available to defray operational budget problems of the future and or special capital projects as determined by Town Meeting.

The Finance Committee will advise at this time that no further fund be expended on the Old Library/Town Hall complex.

The Finance Committee further urges that the following action be taken as quickly as possible.

- 1) The Planning Board proceed with addressing the zoning of the Community Center in order that eventual sale brings the highest possible dollars.
- 2) That the Board of Selectmen assuming transfer proceed with appraisal of the Bear Hill property and that the Planning Board address that zoning question in order that the eventual sale brings the highest possible dollars.
- 3) That depending on the result of the Planning Board study, swift action be taken on whole or part of the landfill site to do whatever necessary to sell same at the highest possible dollars.

It is our belief that by expediting this course we can begin to set in place a financial plan which will serve our community well.

Perhaps you had thought that your attendance at the Special Town Meeting was for the purpose of funding the BPW move, and for addressing the Library/Town Hall complex. We believe that this Special Town Meeting goes far beyond that scope. The decisions you make at this Town Meeting will decide the fate of Town Government for years to come. We urge

Town Meeting to support this plan. It answers the pressing problems facing us now for it allows after further analysis and study the bonding of the BPW complex.

It would, in addition, add funds for use in the operational budget and or future capital projects as determined by Town Meeting.

By again prudently using the funds, the Town of Reading and its Town Meeting can somewhat insulate itself from having to make all of its decisions under the gun of proposition 2½. It will give to Town Meeting breathing room while at the same time allowing the service of the Town to go on reasonably unimpeded.

Incidentally, taking dollars you have now and putting them into an account for future anticipated need is not "deficit financing" as some have termed it. It is in fact prudent financial planning of the highest caliber. Committing dollars you do not have and cannot anticipate is deficit financing hopefully to be reserved to that layer of government far removed from this auditorium.

We do not believe that it is of necessity doom - by acting in a prudent intelligent manner, by assessing our assets and by properly using them we can, like all reasonable people, solve the problems before us - and after all - is that not why we are here.

Thank you Mr. Moderator.

ARTICLE 1. The following report of the Board of Public Works, presented by Douglass L. Barker, on the new John Street Facility was accepted as a report of progress.

#### BOARD OF PUBLIC WORKS REPORT ON THE NEW JOHN STREET FACILITY INTRODUCTION

The Board of Public Works hereby submits this report to Town Meeting members on the proposed new Board of Public Works John Street Facility.

As always, members of the Board are available to answer any questions you may have regarding this project.

Board of Public Works  
Douglass L. Barker, Chairman  
Barry E. Hampson, Secretary  
Arthur Polychrones  
Gail F. Wood  
Robert P. Griffin

#### GENERAL PROJECT OVERVIEW

##### HISTORY:

In November, 1983, Town Meeting authorized the Board of Selectmen to sell to TASC the land and buildings occupied by Public Works on John Street and established the Public Works Facility Relocation Committee, charging this committee to review prospective sites for a new facility. The Facility Relocation Committee compiled a list of Town owned and privately owned properties which it deemed suitable and presented its recommendations at the Annual Town Meeting held in April, 1984. After extended debate, Town Meeting overwhelmingly endorsed the John Street landfill as the best alternative for the construction of the new facility. As a result of this Town Meeting action, the Board of Public Works developed an estimation of the cost to erect a new facility on the site selected. Town Meeting accepted the estimation and authorized \$432,500 for the preparation of the site - \$145,000 for architectural and engineering services, \$29,000 for borings, and \$258,000 for the relocation of waste material to other areas on the landfill where it was to be levelled, graded, and covered in anticipation of future development.

Recognizing that it was in the best interests of the Town to move expeditiously to fulfill Town Meeting's mandate to permit TASC to develop its plans for the entire site as quickly as possible, the BPW advertised for Engineering-Architectural firms. After interviewing selected respondents, the Board appointed E. E. Maguire, Inc. of Waltham, Massachusetts, to prepare plans and specifications for the new facility. Public hearings were held on August 20 and September 24, 1984 to assess the conceptual design and to solicit citizen input.

While the design phase progressed, the operation to relocate waste material was completed.

During the November 1984 Subsequent Town Meeting, the site location was again debated, and several votes were taken confirming the April Town Meeting decision to use the John Street location. This Town Meeting also voted to approve the requested sum of \$179,000 for sewer installation and drain relocation at the site. This work commenced in January, 1985, and will be completed in the spring, as will the final topping, loaming, and seeding of the regraded areas throughout the landfill.

A third and final public hearing to review the progress of the project and to evaluate bid prices was held on February 14, 1985.

Two additional points of importance are:

1. To date \$611,500 has been expended or committed to prepare the site at the John Street landfill.
2. The sale of the present public works 15 acre site was completed on November 23, 1984, thereby beginning the three (3) year period allotted by TASC for the completion of the move.

#### DESIGN CRITERIA:

In addition to cost, the following criteria were considered in determining the final design of the new facility:

1. The need to provide adequate space to meet essential operational needs of the Department of Public Works consistent with Town Meeting's two directives: (a) to provide for the relocation of the Administrative offices from the Town Hall, and (b) to provide sufficient service area for the maintenance of all Town vehicles should consolidation of this function ultimately occur.
2. The necessity of positioning the facility on the 8.32 acre triangle so as to gain optimum security of the complex, to provide access for emergency vehicles, to assure safe, smooth traffic flow on and about the area for both citizens and operators, to provide accessibility to exterior storage areas, to insure and secure location of fuel distribution stations, and to provide an aesthetically pleasing complex that would be compatible with proposed industrial development in the area.
3. The necessity to minimize operational noise and to assure reasonable privacy for residential abutters.
4. The need to fulfill all State, Federal and local ordinances, especially those pertaining to fuel storage and the storage and disposal of hazardous waste material.

Each of these concerns was addressed in the final design which now accommodates both the administrative and operational functions of the Department of Public Works in addition to garage and storage facilities capable of housing all Public Works owned equipment in an environment that meets at least minimal standards for proper care.



PROJECT TIMETABLE

February 15, 1985	Report mailed to Town Meeting
February 15 - 23, 1985	Plans on display at Reading Public Library
February 25, 1985	Special Town Meeting deliberates construction funding
April, 1985	Construction Starts
October, 1985	Salt Shed complete, Town use
December, 1985	Cold Storage Building complete
May, 1986	Heated Storage Building complete
June, 1986	Shops and Vehicle Maintenance occupied
August, 1986	Administration Building occupied

ARTICLE 1. The following report of the Industrial Development Commission, presented by Daniel A. Enslinger, was accepted as a report of progress.

REPORT OF THE INDUSTRIAL DEVELOPMENT COMMISSION  
TO THE SPECIAL TOWN MEETING OF FEBRUARY 25, 1985

The Industrial Development Commission has the responsibility of investigating the potential for commercial use or re-use of town-owned land. The charter that has evolved for the IDC has three principal elements:

1. Review and evaluate parcels of town land that are potential industrial/commercial sites.
2. Review and evaluate proposals received by the Town of Reading for re-use or development of town owned property for industrial/commercial usage.
3. Perform any duties requested by the Board of Selectmen consistent with the above.

The major effort of the Commission since our beginnings in 1980 has centered on the study of the landfill.

In 1981, the IDC developed a plan for reviewing the potential value and development possibilities of the dump. To this end, we have reviewed the 1975 Sasaki report, which contained several recommendations for re-use of our landfill, and have initiated two studies, one by the Metropolitan Area Planning Council, and the other by Whitman & Howard, Inc., an engineering firm specializing in the analysis of groundwater contamination and building foundation requirements.

The Sasaki report and MAPC study basically laid out a timetable and plan for researching the landfill's re-development potential. With these studies in hand, the IDC commissioned Whitman & Howard to perform extensive geohydrological studies on the landfill and vicinity.

The Planning Board has been working with the Industrial Development Commission since the last Annual Town Meeting adjourned. Since early July 1984, we have been actively pursuing an additional study from the Metropolitan Area Planning Council (MAPC) on the John Street industrial land and, in particular, the development of the former landfill; in order to provide the town and Town Meeting members with the facts and figures before

Several years ago, provisions were made in the capital improvements budget, to fund the construction of an additional heated storage area at the present site, as the present facility did not have the building area required. This space is now included in the new facility.

### SQUARE FOOTAGE COMPARISON

For your information, a space comparison is shown below:

<u>SPACE</u>	<u>EXISTING (s.f.)</u>	<u>PROPOSED (s.f.)</u>
Shops and Storage	10,837	10,508
Personnel	2,022	1,350
Equipment Maintenance	3,286	5,400
Equipment Storage (Unheated)	8,600	7,506
Equipment Storage (Heated)	10,873	20,252
Salt Storage	3,360	3,360
Admin., Engrg. BPW	3,696	4,253
Bear Hill (Current storage space)	2,200	0
<b>TOTALS</b>	<b>44,874</b>	<b>51,280</b>

### BIDS AND PROJECT COST

C. E. Maguire, Inc. has worked diligently in conjunction with the Board and the Department staff to meet, as reasonably as possible, the original \$3,185,000 cost estimated by the Facility Relocation Committee nearly a year ago.

The three apparent lowest eligible bidders, as determined on February 14, 1985:

<u>FIRM</u>	<u>AMOUNT</u>
1. Cresta Construction Inc. Lowell, MA	\$ 2,989,500.00
2. Quannapowitt Development Corp. Wakefield, MA	\$ 3,018,400.00
3. R.W. Granger & Sons, Inc. Shrewsbury, MA	\$ 3,044,000.00

### TOTAL ESTIMATED PROJECT COST

Previously authorized by Town Meeting	\$ 611,500.00
Apparent Low Bid	\$ 2,989,500.00
Other costs not included in bid:	
Clerk of Works	\$ 36,000.
Furniture	\$ 5,000.
Equipment	\$ 45,000.
Moving Costs	\$ 27,500.
Engineering Fees	\$ 7,500.
Contingency (3.3%)	\$ 100,000.
	<u>\$ 221,000.00</u>
<b>TOTAL PROJECT COST</b>	<b>\$ 3,822,000.00</b>

Please note that some sub-bids have been protested.  
See attached plans

their final vote to fund the new BPW facility. We want the town and Town Meeting to be aware of the long-range impacts on the future development of this area and the revenue to the town if the BPW facility is located as proposed on this site.

Reading, by its actions in conveying 15.2 acres of prime commercial land to TASC last November, has sent a very strong signal to real estate developers and brokers that it is serious about its plans to go forward with the "John Street Renaissance". This action has precipitated a great deal of interest by developers who wish to build first-class office facilities in the area.

For example, based on one developer's projection, sale of the entire front 16 acres of the landfill to a private developer could bring conservatively to the town some \$3.2 million in sales revenue, plus \$300,000 to \$500,000 per year in property taxes. Reading cannot afford to ignore such revenue sources in an era of austerity under Proposition 2½.

We are aware that the Board of Public Works has opened its bids on February 14th and that 30 days from that date those bids will expire. The cost of reopening the bid process at some later time has been estimated by the BPW to be no more than \$110,000. This must be contrasted against the millions of dollars in potential land sales receipts and tax revenues that the town stands to lose from piecemeal, ad-hoc development of the landfill. Moreover, the \$611,000 expended to date by the Town Meeting on the facility is not "lost" money if the design or location of the BPW facility is changed -- the architectural plans already developed by C.E. Maguire can be modified and the town's costs associated with the garbage removal and the sewer and drainage improvements on John Street would be considered in establishing a negotiated sales price with a private developer.

At this moment, Reading is at a crossroads. The decisions made tonight will have a lasting effect on the Town's future. Town Meeting has three choices before it tonight: The first is to fund the BPW Facility for \$3.2 million dollars; the second is to transfer care, custody and control of the landfill to the Board of Selectmen for eventual sale; and the third option, which we believe to be the most prudent at this time, is to authorize the Planning Board to perform a comprehensive study of the potential of our John Street land. The stakes are too great for the Town of Reading to do less than a thorough job in this matter. Decisions of this importance must be based on as much information as possible. The town must maximize its use of this significant resource. Therefore, we urge you to consider the long-range view in making your decisions this evening.

ARTICLE 1. On motion of Maureen T. O'Brien it was voted to lay Article 1 on the table.

ARTICLE 2. On motion of Nils L. Nordberg it was voted that the Board of Selectmen appoint a study committee of not more than seven persons to review and report on to Town Meeting the impact, to date and for the next five years, of Proposition 2½ on the finances of the Town.

ARTICLE 2. On motion of Maureen T. O'Brien it was voted that Article 2 be laid on the table.

ARTICLE 3. The following motion by John L. Fallon, Jr. was voted unanimously.

Move that the Town name the area now commonly known as the Birch Meadow Baseball Field as the NEWELL H. MORTON FIELD.



ARTICLE 4. On motion of Russell T. Graham it was voted that the Town, as provided for in Article III, Section 11 of the By Laws of the Town, amend the Capital Outlay Plan as adopted at the Subsequent Town Meeting of November 1984.

ARTICLE 5. On motion of John H. Russell it was voted that Article 5 be indefinitely postponed.

ARTICLE 6. On motion of William J. Hughes, Jr. it was voted that the Town authorize the Board of Selectmen, upon the written request of the Board of Public Works, to convey and/or abandon unto Lube 495 Realty Trust a certain drainage and sewerage easement in Reading, Middlesex County, Massachusetts, situated along the northerly side lotline of Reading Assessor Plat 53, Lot 25A as shown on a plan entitled "Easement Through Private Property for Drainage and Sewerage Purposes - Ash Street" dated October 19, 1963 and recorded with Middlesex South Registry of Deeds, Book 10382, Page 473, said easement having been taken by the Town of Reading by instrument entitled "Order of Taking" dated October 14, 1963 recorded at Middlesex South District Registry of Deeds, Book 10382, Page 473; and that the minimum amount of One Dollar (\$1.00) is to be paid to the town for such conveyance or abandonment or to see what else the Town will do relative thereto.

84 voted in the affirmative  
33 voted in the negative  
2/3 vote required

ARTICLE 7. The following motion presented by Richard S. Dempster was indefinitely postponed upon motion of Maureen T. O'Brien.

Move that the Town transfer the care, custody, management and control of the following described land and buildings thereon from the Board of Selectmen of the Town of Reading to the Reading Housing Authority for future housing purposes:

The land at the intersection of Grandview Road, Waverly Road and Oakland Road shown as Lots 103 to 110, inclusive, on Reading Board of Assessors' Plat 123, being a portion of the premises formerly assessed to John D. Landers and taken by Tax Taking dated December 23, 1933 recorded on February 13, 1934 at the Middlesex South District Registry of Deeds in Book 5791, Page 523, all rights of redemption of which were foreclosed by a Decree dated July 31, 1939, notice of which is recorded at said Registry of Deeds in Book 6317, Page 393.

ARTICLE 2. On motion of Maureen T. O'Brien it was voted to take Article 2 from the table.

ARTICLE 2. On motion of Maureen T. O'Brien the following motion was voted:

Voted: That the Board of Selectmen be, and they hereby are, instructed to sell to the Reading Housing Authority for future housing purposes the following described land and buildings thereon pursuant to the vote taken under Article 2 of the warrant for the Special Town Meeting of November 15, 1937:

The land at the intersection of Grandview Road, Waverly Road and Oakland Road shown as Lots 103 to 110, inclusive, on Reading Board of Assessors' Plat 123, being a portion of the premises formerly assessed to John D. Landers and taken by Tax Taking dated December 23, 1933 recorded on February 13, 1934 at the Middlesex South District Registry of Deeds in Book 5791, Page 523, all rights of redemption of which were foreclosed by a Decree dated July 31, 1939, notice of which is recorded at said Registry of Deeds in Book 6317, Page 393.

ARTICLE 2. On motion of Maureen T. O'Brien it was voted that Article 2 be laid on the table.

ARTICLE 8. On motion of Ronald V. O'Connell it was voted that Article 8 be indefinitely postponed.

ARTICLE 9. On motion of Maureen Rich it was voted that the sum of \$25,000 from the Overlay Reserve Fund be appropriated to the Planning Board for the purpose of hiring consultants to study and formulate a plan for the comprehensive development of the John Street industrial land area.

77 voted in the affirmative  
35 voted in the negative

On motion of Maureen T. O'Brien it was voted to adjourn until 7:30 P. M. on February 28th, 1985, at the Parker Jr. High School.

Meeting adjourned at 10:45 P. M.

145 Town Meeting members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

ADJOURNED SPECIAL TOWN MEETING

Parker Jr. High School

February 28, 1985

The meeting was called to order by the Moderator, John W. Faria, at 7:30 P.M., there being a quorum present.

The Invocation was given by the Rev. Dayl H. Hufford of the First Congregational Church, followed by the Pledge of Allegiance to the Flag.

On motion of Carl H. Amon, Jr., on a point of personal privilege, the following Resolution was moved and voted in the affirmative:

R E S O L U T I O N

WHEREAS,

JOHN W. FARIA

has served as Moderator for the Town of Reading for the period from 1979 to 1985, and

WHEREAS, For seven years Mr. Faria has given generously and unselfishly of his time and efforts to the Town of Reading, and

WHEREAS, Mr. Faria has discharged his responsibilities as Moderator with efficiency, fairness, effectiveness and cheerfulness, and

WHEREAS, Mr. Faria has retained his sense of humor during many lengthy meetings of Town Meeting Members in spite of repetitious and prolonged discussions of Articles on the Warrant, and

WHEREAS, Mr. Faria has earned the respect of Town Meeting Members and Citizens for his substantial contribution to Town Government in Reading,

THEREFORE, Be it resolved that the Special Town Meeting for the Town of Reading held on February 28, 1985, does extend to John W. Faria its sincere expression of appreciation and gratitude for outstanding service rendered to the Town, and

BE IT FURTHER RESOLVED that this Resolution be made part of the records of this meeting and that a copy certified by the Town Clerk be delivered to Mr. Faria.

ARTICLE 10. On motion of Douglass L. Barker it was voted that Article 10 be indefinitely postponed.

ARTICLE 11. The following motion was presented by Nils L. Nordberg.

Moved that the sum of Ninety Thousand Dollars (\$90,000) be raised by borrowing under the provisions of General Law Chapter 44 and appropriated to the Municipal Space Building Committee for acquiring architectural and engineering services for the purpose of developing plans and specifications for satisfying the Town's municipal space needs, said funds to be expended under the direction of the Municipal Space Building Committee, and that the Municipal Space Building Committee be and it is hereby authorized to enter into any and all contracts necessary therefore and incidental thereto and to do all other acts and things necessary or proper for carrying out the provisions of this vote.

The above motion was voted in the negative by a vote of 46 in the affirmative and 69 in the negative.

ARTICLE 12. On motion of Robert P. Griffin it was voted to transfer the care, custody, management and control of the land, or portions thereof described as follows:

Beginning at a point on the easterly sideline of Fourth Street;

Thence northerly a distance of 263.76 feet;

Thence northwesterly a distance of 25.0 feet;

Thence northerly a distance of 95.0 feet;

Thence easterly a distance of 120.0 feet;

Thence northerly a distance of 40.0 feet;

Thence easterly a distance of 100.0 feet;

Thence northerly a distance of 100.00 feet;

Thence westerly a distance of 220.0 feet;

Thence northerly a distance of 330.0 feet;

Thence easterly a distance of 20.0 feet;

Thence northerly a distance of 125.0 feet;

Thence easterly a distance of 200.0 feet;

Thence southerly a distance of 40.0 feet;

Thence easterly a distance of 20.0 feet;

Thence southerly a distance of 210.0 feet;

Thence westerly a distance of 20.0 feet;

Thence southerly a distance of 300.0 feet;

Thence westerly a distance of 100.0 feet;

Thence southerly a distance of 230.0 feet;

Thence southerly a distance of 184.27 feet;

Thence westerly a distance of 100.05 feet,

to said point of beginning of this description; intending to describe all of lot 49, all of lot 39 and a 2.45 acre portion of lot 40, all as shown on Reading Board of Assessors Plat 13 of 1978; said parcel containing 3.22 acres more or less, which constitute a portion of what is commonly known as the Town of Reading Bear Hill property from the Water Department and Board of Public Works of the Town of Reading to the Board of Selectmen.

On motion of Maureen T. O'Brien it was voted that this meeting stand adjourned sine die .

Meeting adjourned at 8:55 P. M.

122 Town Meeting Members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

# ANNUAL TOWN ELECTION

March 18, 1985

Pursuant to the Warrant and the Constable's Return thereon, a Town Election was held at the time and places specified in the Warrant and was called to order by the Wardens in the precincts as follows:

Precinct 1	J. Warren Killam School	Joseph E. Callahan
Precinct 2	J. Warren Killam School	Leon A. LaFreniere
Precinct 3	Joshua Eaton School	Francis X. Day
Precinct 4	Joshua Eaton School	John H. Crooker
Precinct 5	Alice M. Barrows School	Edward P. Cameron
Precinct 6	Alice M. Barrows School	C. Dewey Smith
Precinct 7	Birch Meadow School	Henry A. Murphy, Jr.
Precinct 8	Birch Meadow School	Kenneth C. Latham

who then partially read the Warrant, when on motion of Elizabeth C. Cronin, Eleanor M. Brown, Mary S. Ziegler, Virginia M. Adams, Ann Cusato, John Andreola, Florence G. Kelly and John F. Cronin in precincts 1, 2, 3, 4, 5, 6, 7 and 8 respectively it was voted to dispense with the further reading of the Warrant, except the Officer's Return which was then read by the respective Wardens.

The ballot boxes were examined by the Wardens in charge and each found to be empty and all registered 000.

The polls were then declared open at 7:00 A.M. and were closed at 8:00 P.M. with the following results:

Prec 1 Prec 2 Prec 3 Prec 4 Prec 5 Prec 6 Prec 7 Prec 8 Total

## MODERATOR for One Year - Vote for One

MICHAEL P. McCARRON	84	71	58	152	85	144	124	121	839
STEPHEN J. O'LEARY	152	170	70	144	80	117	156	160	1049*
BLANKS	22	21	13	28	23	45	41	49	242
TOTAL	258	262	141	324	188	306	321	330	2130

## BOARD OF SELECTMEN for Three Years - Vote for One

EUGENE R. NIGRO	179	166	91	252	145	246	230	225	1534*
GAIL F. WOOD	73	90	45	66	41	53	82	86	536
BLANKS	6	6	5	6	2	7	9	19	60
TOTAL	258	262	141	324	188	306	321	330	2130

## COLLECTOR for Three Years - Vote for One

C. DEWEY SMITH	213	210	115	255	147	246	253	261	1700*
BLANKS	45	52	26	69	41	60	68	69	430
TOTAL	258	262	141	324	188	306	321	330	2130

Prec 1 Prec 2 Prec 3 Prec 4 Prec 5 Prec 6 Prec 7 Prec 8 Total

**TREASURER for Three Years - Vote for One**

ELIZABETH W. KLEPEIS	220	218	114	263	151	243	257	278	1744*
OTHERS						1	2		3
BLANKS	38	44	27	61	37	62	62	52	383
TOTAL	258	262	141	324	188	306	321	330	2130

**BD. OF CEMETERY TRUSTEES for Three Years - Vote for Not More Than Two**

EDWARD F. FULLER	196	188	100	244	128	208	223	230	1517*
JAMES J.SULLIVAN,Jr.	197	188	102	220	140	215	223	233	1518*
BLANKS	123	148	80	184	108	189	196	197	1225
TOTAL	516	524	282	648	376	612	642	660	4260

**BOARD OF ASSESSORS for Three Years - Vote for One**

WILLIAM E. LOCKE	198	200	102	245	135	237	230	240	1587*
BLANKS	60	62	39	79	53	69	91	90	543
TOTAL	258	262	141	324	188	306	321	330	2130

\* Elected

**MUNICIPAL LIGHT BOARD for Three Years - Vote for One**

ALLAN E. AMES	197	202	105	245	131	237	232	236	1585*
BLANKS	61	60	36	79	57	69	89	94	545
TOTAL	258	262	141	324	188	306	321	330	2130

**PLANNING BOARD for Three Years - Vote for Not More Than Two**

MAUREEN RICH	186	157	83	213	109	200	195	211	1354*
DAVID A DEVINE	113	154	80	156	98	132	159	157	1049*
KEVIN J. KIERNAN	115	110	67	138	71	144	165	145	955
BLANKS	102	103	52	141	98	136	123	147	902
TOTAL	516	524	282	648	376	612	642	660	4260

**PLANNING BOARD for One Year - Vote For Not More Than Two**

STEPHEN M. DiPIETRO	118	139	68	145	87	115	132	151	955
MICHAEL F. SLEZAK	117	114	62	135	82	154	150	144	958*
SANDRA J. TRAINOR	164	154	88	210	114	206	224	210	1370*
BLANKS	117	117	64	158	93	137	136	155	977
TOTAL	516	524	282	648	376	612	642	660	4260

**REGIONAL SCHOOL DIST. COMMITTEE for Four Years - Vote for One**

JOHN B. PACINO	192	206	108	233	137	238	237	235	1586*
BLANKS	66	56	33	91	51	68	84	95	544
TOTAL	258	262	141	324	188	306	321	330	2130



Prec 1 Prec 2 Prec 3 Prec 4 Prec 5 Prec 6 Prec 7 Prec 8 Total

**SCHOOL COMMITTEE for Three Years - Vote for Not More Than Two**

WILLIAM J. GRISET, Jr.	125	116	54	119	67	115	131	152	879
WAYNE M. LEWIS	122	131	68	176	100	172	169	158	1096*
GEORGE J. SHANNON	123	147	93	183	118	180	195	177	1216*
BLANKS	146	130	67	170	91	145	147	173	1069
TOTAL	<u>516</u>	<u>524</u>	<u>282</u>	<u>648</u>	<u>376</u>	<u>612</u>	<u>642</u>	<u>660</u>	<u>4260</u>

**BD. OF LIBRARY TRUSTEES for Three Years - Vote for Not More Than Two**

CAROL S. BECKWITH	184	168	107	214	119	222	239	220	1473*
RUSSELL L. JEFFERY	111	118	74	176	94	166	140	132	1011
CHERRIE M. DUBOIS	137	135	56	151	87	129	154	193	1042*
BLANKS	84	103	45	107	76	95	109	115	734
TOTAL	<u>516</u>	<u>524</u>	<u>282</u>	<u>648</u>	<u>376</u>	<u>612</u>	<u>642</u>	<u>660</u>	<u>4260</u>

**BD. OF PUBIC WORKS for Three Years - Vote for Not More Than Two**

AUTHUR POLYCHRONES	195	195	101	212	132	218	223	236	1512*
JAMES R. BOUCHER	48	15	11	20	8	13	23	28	166*
OTHERS					1	3			4
BLANKS	273	314	170	416	235	378	396	396	2578
TOTAL	<u>516</u>	<u>524</u>	<u>282</u>	<u>648</u>	<u>376</u>	<u>612</u>	<u>642</u>	<u>660</u>	<u>4260</u>

**HOUSING AUTHORITY for Five Years - Vote for One**

PHILIP R. WHITE, Jr.	201	197	102	239	136	241	230	234	1580*
BLANKS	57	65	39	85	52	65	91	96	550
TOTAL	<u>258</u>	<u>262</u>	<u>141</u>	<u>324</u>	<u>188</u>	<u>306</u>	<u>321</u>	<u>330</u>	<u>2130</u>

**BOARD OF HEALTH for Three Years - Vote for One**

JILL CATHERINE DUGAN	144	128	42	136	78	132	146	140	946*
PENNY J. RICHARDS	78	103	81	130	76	123	122	130	843
BLANKS	36	31	18	58	34	51	53	60	341
TOTAL	<u>258</u>	<u>262</u>	<u>141</u>	<u>324</u>	<u>188</u>	<u>306</u>	<u>321</u>	<u>330</u>	<u>2130</u>

\* Elected

**CHARTER COMMISSION- Vote for Not More Than Nine**

MARY E. COPITHORNE	153	143	79	190	106	173	211	203	1258*
GAIL A. FALLER	131	134	87	169	93	151	155	172	1092*
JOHN W. FARIA	187	191	97	202	124	185	207	220	1413*
GERALD A. FIORE	140	139	88	207	106	154	170	189	1193*
ALAN E. FOULDS	96	135	65	131	79	132	137	142	917
FRANCIS P. GORGONE	130	125	65	126	86	132	148	178	990*
GLEN M. HARTZLER	109	115	73	159	83	148	141	142	970*
GEORGE V. HINES	126	146	84	165	108	163	193	170	1155*
JOHN E. RATTIGAN, Jr.	129	133	70	150	90	148	160	165	1045*
EDWARD J. TAYLOR, Jr.	146	142	79	203	112	179	173	182	1216*
BLANKS	975	955	482	1214	705	1189	1194	1207	7921
TOTAL	<u>2322</u>	<u>2358</u>	<u>1269</u>	<u>2916</u>	<u>1692</u>	<u>2754</u>	<u>2889</u>	<u>2970</u>	<u>19170</u>

QUESTION	<u>Prec 1</u>	<u>Prec 2</u>	<u>Prec 3</u>	<u>Prec 4</u>	<u>Prec 5</u>	<u>Prec 6</u>	<u>Prec 7</u>	<u>Prec 8</u>	<u>Total</u>
YES	176	166	95	221	124	225	223	225	1455*
NO	48	71	33	54	39	46	65	63	419
BLANKS	34	25	13	49	25	35	33	42	256
TOTAL	<u>258</u>	<u>262</u>	<u>141</u>	<u>324</u>	<u>188</u>	<u>306</u>	<u>321</u>	<u>330</u>	<u>2130</u>

## PRECINCT 1

TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

FRANK H. BAGGS, JR.	174*
JOSEPH E. CALLAHAN	181*
PAUL N. CHAPMAN	163*
JOHN M. DEVIR	170*
DEAN R. ESTABROOK	170*
SHARON K. OFENSTEIN	179*
THOMAS J. RYAN	179*
JAMES R. BOUCHER	34*
MATT CRONIN	1
BLANKS	813
TOTAL	<u>2064</u>

TOWN MEETING MEMBER for Two Years - Vote for One

MARGARET K. PLANSKY	199*
BLANKS	59
TOTAL	<u>258</u>

TOWN MEETING MEMBER for One Year - Vote for One

MARY K. SHIPP	200*
BLANKS	58
TOTAL	<u>258</u>

## PRECINCT 2

TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

HENRY F. ADAMS	160*
VIRGINIA M. ADAMS	170*
JANET A. ALLEN	158*
ALAN E. FOULDS	150*
ROBERT G. THOMPSON	152*
THEODORE N. WOOD	145*
DAVID A. DEVINE	170*
JOHN W. FARIA	182*
SUSAN A. O'LEARY	144
BLANKS	665
TOTAL	<u>2096</u>



## TOWN MEETING MEMBER for One Year - Vote for One

MARTHA J. CARRIERE	178*
BLANKS	84
TOTAL	<u>262</u>

\* Elected

## PRECINCT 3

## TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

VICTOR R. CARLSON	97*
WILLIAM L. CHILDRESS	97*
GAIL A. FALLER	103*
ROBERT L. FULLER	85*
THOMAS F. GALVIN	86*
ROBERT P. GRIFFIN	94*
ROBERT J. MURPHY	88*
CHARLES A. HUSSEY	90*
BLANKS	388
TOTAL	<u>1128</u>

## PRECINCT 4

## TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

CARL H. AMON, Jr.	215*
CHARLES W. HEWITT	180*
NILS L. NORDBERG	235*
PHILIP B. PACINO	170*
RONALD A. WINSLOW	213*
MARY S. ZIEGLER	221*
RUSSELL T. GRAHAM	178*
MALCOLM E. REED	144
NICHOLAS J. SIMIONE, Jr.	119
MARY R. VINCENT	173*
BLANKS	744
TOTAL	<u>2592</u>

## PRECINCT 5

## TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

GEORGE A. MANSFIELD, III	123*
EDWARD F. MURPHY, Jr.	124*
S. LESTER RALPH	122
PAUL F. CASELLE	117*
GEORGE R. RAINVILLE	126*
LAURENCE F. HAYES, Jr.	2*
ROSEMARY E. SMITH	1*
SUZANNE M. SMITH	1*
BLANKS	888
TOTAL	<u>1504</u>

## TOWN MEETING MEMBER for One Year - Vote for Not More Than Two

LAWRENCE E. MABIUS	127*
BLANKS	<u>249</u>
TOTAL	376

## PRECINCT 6

## TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

SALLY M. HOYT	221*
PATRICIA L. KEANE	206*
JUDITH A. MITCHEL	202*
JAMES J. SULLIVAN, Jr.	211*
CORLISS T. VAN HORN	198*
LESLIE H. YORK	188*
JOAN M. COCO	199*
GRETCHEN LATOWSKY	210*
BLANKS	<u>813</u>
TOTAL	2448

## \* Elected TOWN MEETING MEMBER for Two Years - Vote for Not More Than Two

CHESTER C. PUTNEY	210*
MARY ANN WRIGHT	189*
BLANKS	<u>213</u>
TOTAL	612

## PRECINCT 7

## TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

DOROTHY M. ANDERSON	224*
LINDA LONG	218*
THOMAS P. O'LEARY	215*
SANDRA J. TRAINOR	245*
SUMNER H. WESTON	198*
GEORGE V. HINES	226*
JOHN L. HOYT	226*
JAMES K. TAYLOR	224*
BLANKS	<u>792</u>
TOTAL	2568

## TOWN MEETING MEMBER for Two Years - Vote for Not More Than Two

JAMES V. LUTHER	232
DEBRA A. O'LEARY	1
BLANKS	<u>409</u>
TOTAL	642

## PRECINCT 8

TOWN MEETING MEMBERS for Three Years - Vote for Not More Than Eight

JANET M. HASKELL	163*
ROBERT I. NORDSTRAND	186*
JAMES B. PERRY	165*
JOHN H. RUSSELL	181*
JOHN M. SILVAGGI	193*
C. DEWEY SMITH	191*
NATHAN C. WHITE	170*
FREDRICK ALTIERI	99
DANIEL A. ENSMINGER	157*
FRANCIS P. GORGONE	105
LORRAINE HYNES LOUANIS	127
BLANKS	<u>903</u>
TOTAL	2640

\* Elected

The polls were closed at 8:00 P. M. with the following result:

Whole number of votes cast 2130

The votes were declared in open Town Meeting by the Town Clerk, the ballots were locked in ballot cases by the Town Clerk and secured in the vault .

On motion of the Town Clerk it was voted that this meeting stand adjourned until 7:30 P. M. on April 8th, 1985, to meet at the Reading Memorial High School.

Meeting adjourned at 10:30 P. M.

A true copy. Attest:

Lawrence Drew  
Town Clerk

## ANNUAL TOWN MEETING

Reading Memorial High School

April 8, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary at 7:30 P.M., there being a quorum present.

The Invocation was given by the Rev. Jane Rzepka of the Unitarian Universalist Church, followed by the Pledge of Allegiance to the Flag.

The Warrant was partially read by the Town Clerk, Lawrence Drew, when on motion of Paul C. Dustin, it was voted to dispense with further reading of the Warrant, except the Officer's Return, which was then read by the Town Clerk.

ARTICLE 2. The following report presented by John H. Crooker, for the Municipal Light Department, was accepted as a report of progress.

In light of the recent Massachusetts Department of Public Utilities decision relative to the Seabrook Project, the Reading Municipal Light Board will make a full and comprehensive report to this body on Tuesday, April 16th.

By that time a number of outstanding questions should have been answered and we will be able to give you a definitive report.

John H. Crooker, Chairman  
Municipal Light Board

ARTICLE 2. The following "State of the Town" report presented by Paul C. Dustin was accepted as a report of progress.

### STATE OF THE TOWN

Tonight as we open our annual town meeting, the first order of business is the report by the Selectmen concerning the State of the Town. In this year's report I bring you both a summary of the significant events of last year and a look to the future. The most significant past event certainly has been the land sale to TASC, and its future implications, while the main issue before us now is the need for the town governmental reform so as to better meet the needs of the coming years.

In 1984 following lengthy negotiations 15.2 acres of land, occupied by the BPW on John Street were sold to TASC for \$1, 760,000. Based upon their projections, the first of two 120,000 square foot buildings should be ready for occupancy by the fall of '86. When this occurs the Town will begin to receive the first tax dollars for what should ultimately be a magnet for the potential development of the balance of the land fill area. We all recognize, however, that this is not yet a completely rosy picture since we must still resolve the dilemma of the BPW relocation. To compound the problem is the realization that the planned relocation area now has a substantial sale value. We have, in fact, received expressions of interest to purchase the land for Office Park development. But what of Public Works? The present John Street study likely will not be completely until late summer, and therefore, a decision on the land use question will not be resolved until fall. The TASC sale implications therefore, and how, and to what extent, will the John Street area be utilized.

The other major sale, the Reading Depot, is significant because this surplus building will not be torn down but will be maintained and converted into a restaurant. Through preservation restrictions, which will be incorporated into the deed, the railroad motif of the building will be maintained. These restrictions were worked out by the Historical

Commission, the Selectmen and the builder, and will preserve the historical value of the Reading Depot.

We have also begun the steps for the sale of the Community Center, "at long last" -- some might add. As I give this report, we have advertised for proposals for purchase and use, and those proposals will be in the April 25th. At that time, they will be evaluated and a decision made as to which to pursue. Again, we are faced with a dilemma. We have been directed to sell for the best interests of the Town, but are those interests best served by considering the social values if the building is used for elderly or low income housing, or a commercial sale to maximize revenue? Revenue that could be applied to help resolve the fiscal needs of the Town? This question must be wrestled with.

During the past year, we have taken additional steps toward implementing Affirmative Action programs within the Town. Notably we hired our first female police officer. We have also formed a Fair Housing Committee which is now working to complete a Fair Housing Plan for submission to MCAD. This will help bring the Town into compliance with regulations and enhance our chances of obtaining Federal and State grant money.

So much for past accomplishments, what of the future? Also in the year just ended the Town took the major step of again endorsing the creation of a Charter Commission. As we were before in 1975, we are again at a crossroads. In 1975 the goal of that Charter Commission was consolidation of Town government to achieve greater efficiency. Today the issue is to streamline government so that it can more readily cope with the additional constraints and regulations which were not there when the previous Charter was drawn up.

Reading town government today can be characterized as being conducted by Committee with no centralized authority able to direct or consolidate the priorities of the individual departments, as relates to the Town as a whole. Indeed, the elected Boards, Officials and other committees take no direction except as may be provided by Town Meeting. The Selectmen are sometimes accused of providing no effective leadership to guide overall direction. This role, in reality, is accomplished to some degree only by the Finance Committee through the means of appropriation request approval, or disapproval. Add to the autonomy of the departments, the constraints of Proposition 2½ and other state requirements which have emerged over the years and we can quickly see how difficult it is to effectively prioritize. Let me name just a few:

- \* Open meeting law
- \* Proposition 2½
- \* Affirmative Action Laws
- \* OSHA and Right to Know Law
- \* Environmental Protection and regulations

In addition to implementing these requirements some of them further require the Town to provide a coordinator or administrator. Currently many of these administrators are present Town employees doing additional functions, but we may well see the need arise for people to be added because of scope and complexity.

The result of all this is having a profound change in the needs and structure of local governments. The sophistication of these areas is demanding specialists or professionals in order to be effective. That this is so, all one needs to do is to read the local newspapers. This spring in particular, towns are changing their governmental forms as Town Meetings vote in Executive Secretaries and Town Administrators. One town in New Hampshire is even considering a city form. It is becoming evident that we must have an administrative structure which is adequate and knowledgeable. Remember, Reading in 1985 is a \$28 million corporation.

Now, what of our traditional volunteer form, where citizens come forward to donate their time from Selectmen, School Committee, BPW . . through the various appointive and ad hoc committees, such as Fair Housing Committee to name just a few. Is this structure still adequate? The answer may well be, no. The system is now demanding more of its citizens than they, with business and family commitments, may be able to provide.

Again, let me offer some examples:

- \* Labor Negotiations- seemingly on a yearly basis, or at least so for 3 of the last 4, and with six bargaining units.
- \* Annual town meetings of two sessions, often with specials within, as well as separate. Those need to be prepared for and attended.
- \* Various study, and again some might say restudy, committees.
- \* Board membership and additional liaison assignments.
- \* Specific issues such as Affirmative Action whose complexity require more knowledge that generally possessed by a citizen volunteer.

Our citizens have come forward in the past and hopefully will continue to do so in the future, although it is becoming increasingly difficult to fill the ballot each spring. Are there too many offices and committees? Does the answer lie in the proper balance of consolidation, with trained administrators, a centralized authority and citizen officials? We have an opportunity now ahead of us to review Town Government and effect a more efficient form.

Respectfully submitted,  
Paul C. Dustin  
Board of Selectmen

ARTICLE 2. The following report of the Finance Committee, presented by Russell T. Graham, was accepted as a Report of Progress.

Mr. Moderator:

In this Annual Town Meeting you will be asked to appropriate \$26,083,797.00 to fund town government for FY 1986, without any allocation for salary increases because of on-going negotiations with unions.

The end result of this, is that \$583,707 is the total allowable increase in expenditure left if town meeting, in its deliberations, chooses to fund the requested appropriations.

If the end result of negotiations create a need for a higher amount than this, then in order to remain within the legal limits of Proposition 2½ cuts would have to be made. The total payroll on which increases could be due is \$13,689,200.00. The figures mean that some very obvious tough decisions will have to be made in the on-going negotiations. Since hopefully, other expenses will have been set, higher salary requests than the limit amount spelled out, given in a Special Town Meeting could mean an offsetting decrease in personnel.

That we have even this amount available comes about as a result of some extraordinary items whose continuance need to be analyzed.

Within this budget, we have wherever possible, used funds from sale of real estate in order to allow Town Meeting the greatest flexibility in its decision making. Funds from sale of real estate cannot be used for salary increases, nor can funds from the stabilization account. If we were not to have used them and passed the budget as proposed, then you would be painted into a corner with theoretically wages increases to be granted and no funds to use for their appropriation.



Conversly, it does not in any way mandate the use of the \$583,707 to be available, for if Town Meeting should in any future Special Town Meeting determine not to appropriate part or whole of that sum for salary increases, it could be put into a stabilization account for the Town's future use.

We believe this method, as we have said, allows Town Meeting the most flexibility in its deliberations.

Finally, Mr. Moderator, we wish as we did in our FinCom Report, to express our thanks to all Boards, Committees, Departments and Employees, for the extraordinary cooperation we have, as your Advisory Committee, received from them. In the midst of much criticism we should pause to reflect how very fortunate Reading is to have the kind of people we do, so intently involved and devoted to the common good of our Community.

Hopefully, under Article 15, we will be able to translate that spirit of cooperation into an omnibus budget motion saving the Town Meeting hours of time and further bringing much relief to the posteriors of its members.

Thank you Mr. Moderator.

ARTICLE 2. On motion of Paul C. Dustin, it was voted to lay Article 2 on the table.

ARTICLE 3. Carl H. Amon, Jr., moved that the Board of Selectmen be and they hereby are instructed to sell the property known as the Community Center to the United Church Homes of Reading, Inc. for a price to be determined by two appraisers.

On motion of John H. Russell, it was voted to lay this motion on the table until the last session of this Town Meeting.

ARTICLE 3. On motion of Paul C. Dustin, it was voted to lay Article 3 on the table.

ARTICLE 4. On motion of Eugene R. Nigro, it was moved to indefinitely postpone Article 4.

ARTICLE 5. On motion of Elizabeth W. Klepeis, it was voted that the Town authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow money from time to time in anticipation of the revenue of the financial year beginning July 1, 1985, in accordance with the provisions of the General Laws, Chapter 44, Section 4 and to issue a note or notes thereof, payable within one year, and to renew any note or notes as may be given for a period of less than one year in accordance with General Laws, Chapter 44, Section 17.

ARTICLE 6. On motion of Philip B. Pacino, it was voted that the capital outlay plan, as provided for in Article 3, Section 11 of the By-Laws of the Town, as adopted at the Subsequent Town Meeting of November, 1985 and amended at the Special Town Meeting of February, 1985, be amended as follows;

FY 1985

Change

MUNICIPAL SPACE BUILDING COMMITTEE

Old Library/Town Hall from 125.0 to 35.0

FY 1986

Delete from

PUBLIC WORKS

Sidewalk Reconstruction 21.0

CONSERVATION

Acquired Water Resource Lands 15.0

Land Management 4.0

SCHOOL

Remodeling for Declining Enrollment 60.0

FIRE DEPARTMENT

Fire Station 1500.0

LIBRARY

Landscaping 15.0

DOG OFFICER

Truck 10.0

Add to

POLICE DEPARTMENT

Computer 25.0

Change

PUBLIC WORKS

Garage from 3210.5 to 3188.5

Storm Drain Construction from 160.0 to 136.9

Roadway Reconstruction from 240.0 to 183.3

Equipment Replacement from 150.0 to 120

Sewer System Reconstruction from 75.0 to 42.8

Parks and Playgrounds from 30.0 to 29.0

Street Betterments from 25.0 to .5

CEMETERY

Cemetery Improvements from 10.0 to 15.0

Equipment Replacement from 31.6 to 20.2

SCHOOL

Roof Replacement from 204.8 to 261.8

Space Remodeling from 20.0 to 37.4

POLICE DEPARTMENT

Traffic Lights from 250.0 to 25.0

FIRE DEPARTMENT

Replace Engine 5 from 135.0 to 140.0

BUILDING MAINTENANCE

Building Improvements from 50.0 to 15.4

MUNICIPAL SPACE BUILDING COMMITTEE

Old Library/Town Hall Construction from 1675.0 to 1965.0

FY 1987

Add To

FIRE DEPARTMENT

Fire Station 1500.0



ARTICLE 15

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
* Includes reserve Fund Transfers & Appropriations of Special Town Meetings								
(1) Includes some encumbered funds								
(a) Trust Fund or Revolving Account Transfer								
<u>GENERAL GOVERNMENT</u>								
SELECTMEN								
1 Salary	94,826	88,468	101,594	83,660	83,660	8-0-0		
2 Expense	7,425	7,331	7,590	7,712	7,712	10-0-0	*1	
Miscellaneous								
3 Special Committees	300	132	300	500	500	9-1-0		
4 Town Report	3,400	2,268	3,400	3,400	3,400	10-0-0		
5 Telephone	33,000	38,886	33,825	37,700	37,700	10-0-0		
6 Memorial Day Observance	1,500	1,500	1,500	1,500	1,500	10-0-0		
7 Duplicating Costs	13,200	13,126	13,500	13,500	13,500	10-0-0		
8 Fuel Assistance	1,816	1,818	2,000	2,000	2,000	10-0-0		
Total - Selectmen	155,467	158,039	163,709	149,972	149,972			
RESERVE FUND								
9 Original Appropriation	200,000	189,378	200,000	200,000	200,000	8-0-0	*2	
ELECTION AND REGISTRATION								
10 Expense	35,300	35,300	52,800	30,300	30,300	9-0-0		
BOARD OF REGISTRARS								
11 Salary	1,150	1,150	1,150	1,150	1,150	9-0-0		
FINANCE COMMITTEE								
12 Salary	1,928	1,928	2,024	2,024	2,024	8-0-0		
13 Expense	345	345	350	350	350	8-0-0		
14 CPA Audit	14,500	14,500	25,000	35,000	35,000	8-0-0		
Total	16,773	16,773	27,374	37,374	37,374			
TOWN ACCOUNTANT								
15 Salary	51,093	51,093	55,500	60,041	60,041	8-0-0		
16 Expense	1,285	1,285	1,350	1,365	1,365	8-0-0	*3	
Total	52,378	52,378	56,850	61,406	61,406			
ASSESSORS								
17 Assessors' Salaries	8,620	8,620	11,979	9,051	9,051	8-0-0		
18 Appraisor & Clerical	70,640	59,029	72,725	73,867	73,867	8-0-0		
Total Salary	79,260	67,649	84,704	82,918	82,918			
Expense	5,550	5,423	5,700	5,791	5,791	8-1-1		
Subtotal		73,072	90,404	88,709	88,709			

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
<b>TAX COLLECTOR</b>								
21 Tax Collector's Salary	10,970	10,970	11,314	15,000	15,000	8-0-0		
22 Clerical	58,284	60,784	62,144	66,669	66,669	8-0-0		
Total Salary	69,254	71,754	73,458	81,669	81,669			
23 Expense	10,125	9,856	10,375	10,540	10,540	8-1-1		
24 Collection of Back Taxes	5,000	4,886	5,000	5,000	5,000	9-0-1		
Total	84,379	86,496	88,833	97,209	97,209			
<b>TREASURER</b>								
25 Treasurer's Salary	26,117	26,117	26,935	26,935	26,935	8-0-0 *4		
26 Clerical	41,900	48,727	44,547	48,947	48,947	8-0-0		
Total Salary	68,017	74,844	71,482	75,882	75,882			
27 Expense	6,585	6,630	8,900	8,590	8,590	8-1-1 *5		
28 Tax Title	4,000	5,055	3,000	3,500	3,500	8-1-1		
Total	78,602	86,529	83,382	87,972	87,972			
<b>TOWN CLERK</b>								
29 Town Clerk's Salary	10,970	10,970	11,314	15,000	15,000	8-0-0		
30 Clerical	41,074	41,074	40,787	38,845	38,845	8-0-0		
Total Salary	52,044	52,044	52,101	53,845	53,845			
31 Expense	8,870	8,870	9,055	9,180	9,180	8-1-0 *6		
Total	60,914	60,914	61,156	63,025	63,025			
<b>LAW COMMITTEE</b>								
32 Legal Services - Town Counsel Fees	65,000	65,000	75,000	78,000	78,000	9-1-0		
33 Legal Services - Labor Negotiation Fees	15,000	24,918	39,300	32,300	32,300	10-0-1		
34 Legal Services - Expense	5,000	2,398	7,500	5,000	5,000	10-0-1 *7		
35 Workman's Compensation		178,095	186,110	192,159	192,159	7-4-0 *8		
Total	85,000	270,411	307,910	307,459	307,459			
<b>PERSONNEL BOARD</b>								
36 Salary	10,279	10,279	10,793	10,800	10,800	6-1-0		
37 Expense	300	300	300	400	400	7-0-0		
Total	10,579	10,579	11,093	11,200	11,200			
38 DATA PROCESSING	102,500	102,500	115,000	116,840	116,840	9-0-1 *9		

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
39	2,635	4,152	2,700	2,750	2,750	8-0-0		
BOARD OF APPEALS								
Salary and Expense								
40	6,309	7,110	7,466	7,466	7,466	8-0-0		
41	1,355	1,355	1,395	1,420	1,420	7-1-2		
Subtotal	7,664	8,465	8,861	8,886	8,886			
42	7,664	8,465	8,861	8,886	8,886			
Total								
BUILDING MAINTENANCE								
43	72,738	73,141	78,701	78,801	78,801	8-0-0		
44	99,620	103,304	98,463	100,033	100,033	6-1-0		
Subtotal	172,358	176,445	177,164	178,834	178,834			
45	172,358	176,445	177,164			9-0-2		
Total								
GRAND TOTAL GENERAL GOVERNMENT								
	1,153,509	1,332,581	1,463,386	1,443,086	1,443,086			
* 1 - O.S.T. (Out of State Travel) - Not to exceed \$350.00 * 2 - \$150,000 from Overlay Reserve * 3 - O.S.T. Not to exceed \$250.00 * 4 - \$7,800 from MLD * 5 - O.S.T. Not to exceed \$500.00								
PUBLIC SAFETY								
POLICE DEPT.								
46	1,194,330	1,216,717	1,314,776	1,314,776	1,314,776	8-0-0	*10	
47	98,316	94,530	98,627	61,093	101,093	9-1-0		
Total Expense								
Parking Tickets								
48	2,756	2,756	2,966	2,966	2,966	8-0-0		
49	1,332	40	1,365	1,399	1,399	7-0-1		
50	4,038	2,796	4,331	4,365	4,365			
School Traffic Control	46,507	40,166	47,658	47,658	47,658	8-0-0		
51	30,000	30,000	31,500			7-0-1		
52	30,000		13,400					
53	1,388,041	1,393,121	1,478,792	1,467,892	1,467,892			
Subtotal								
Police Computer, Art. 19								
54	1,388,041	1,393,121	1,510,292			7-0-1		
Total								

\* I - O.S.T. (Out of State Travel) - Not to exceed \$350.00

\*2 - \$150,000 from Overlay Reserve

\* 3 - O.S.T. Not to exceed \$250.00

\*4 - \$7,800 from MLD

\* 5 - O.S.T. Not to exceed \$500.00

## PUBLIC SAFETY

46	POLICE DEPT.								
47	Salary	1,194,330	1,216,717	1,314,776	1,314,776	1,314,776	8-0-0 • 10		
	Total Expense	98,316	94,530	98,627	61,093	101,093	9-1-0		
	Parking Tickets								
48	Salary	2,756	2,736	2,966	2,966	2,966	8-0-0		
49	Expense	1,332	40	1,365	1,399	1,399	7-0-1		
	Total Parking	4,088	2,796	4,331	4,365	4,365			
50	School Traffic Control	46,507	40,166	47,658	47,658	47,658	8-0-0		
51	Cruiser Replacement, Art. 17	30,000	30,000	31,500			7-0-1		
52	Uniforms, Art. 18	13,400	8,912	13,400					
53	Subtotal	1,388,041	1,393,121	1,478,792	1,467,892	1,467,892	7-0-1		
54	Police Computer, Art. 19								
	Total	1,388,041	1,393,121	1,510,292					

85

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
<b>FIRE DEPARTMENT</b>								
55 Salary	1,258,485	1,227,972	1,329,285	1,333,658	1,333,658	8-0-0	*11	
56 Total Expense	52,764	48,672	51,616	51,924	51,924	10-1-0		
57 EMTA	12,000	12,000	12,000	12,000	12,000	8-0-0		
Subtotal	1,323,249	1,288,644	1,392,901	1,397,582	1,397,582			
58 Fire Alarm Salary	8,480	8,480	8,904	8,904	8,904	8-0-0		
59 Fire Alarm Expense	3,588	3,588	3,678	3,770	3,770	11-0-0		
Total Fire Alarm	12,068	12,068	12,582	12,674	12,674			
60 Uniforms	5,900							
61 Auxiliary Fire Clothing, Art. 25	1,000	1,000	1,000			6-1-0		
62 Fire Dept.Equip., Art. 23			11,000			5-3-1		
63 Fire Amb.								
Total	1,342,217	1,301,712	1,417,483	1,410,256	1,410,256			
64								
65								
66	126,000	126,000	124,718	114,513	114,513	8-0-0		
<b>STREET LIGHTING</b>								
<b>BUILDING INSPECTOR</b>								
67 Salary	48,374	46,369	50,828	43,981	43,981			
Total Expense	2,700	2,485	2,770	2,814	2,814	10-0-0		
Total	51,074	48,854	53,598	46,795	46,795			
<b>SEALER of WEIGHTS &amp; MEASURES</b>								
68 Salary	2,950	2,892	2,950	2,950	2,950	10-0-0		
69 Expense	500	500	500	900	900	9-1-0		
Total	3,450	3,392	3,450	3,850	3,850			
70	500	500	500	500	500	10-0-0		
<b>TOWN FOREST COMMITTEE</b>								
<b>CIVIL DEFENSE</b>								
71 Salary and Expense	2,100	2,100	2,140	2,140	2,140	8-2-0		
72 ANIMAL CONTROL	1,000	532	22,000	21,300	21,300	8-1-1		
GRAND TOTAL PUBLIC SAFETY	2,985,677	2,942,670	3,205,661	3,067,246	3,067,246			

\*10 - \$115,000 from Federal Revenue Sharing

\*11 - \$115,000 from Federal Revenue Sharing

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
<b>EDUCATION</b>								
73 Salary	8,819,290	8,598,915	9,082,295	9,090,681	9,090,681	6-0-2		
74 Expense	992,995	1,454,734	1,591,046	1,649,343	1,649,343	6-0-4		
75 Athletics	63,000	63,000	66,150	70,500	70,500	6-0-4		
76 Special Education Expense	314,787	262,341	317,374	327,981	327,981	6-0-4		
77 METCO	211,911	211,911						*12
Subtotal	10,926,244	10,590,443	11,056,865	11,138,505	11,138,505			
78 Coolidge Roof, Art. 26								
Total	<u>244,446</u>	<u>244,446</u>	<u>250,162</u>	<u>250,162</u>	<u>250,162</u>	5-2-1		
79 Regional Vocational School								
GRAND TOTAL EDUCATION	<u>11,170,690</u>	<u>10,901,443</u>	<u>11,307,027</u>	<u>11,388,667</u>	<u>11,388,667</u>			
*12 - \$6,000 from Ch. 506 METCO - \$19,550 from Athletic Receipts - O.S.T. Not to exceed \$4,850.00								
<b>HIGHWAYS AND STREETS AND SANITATION</b>								
<b>PUBLIC WORKS</b>								
80 Administration Salaries	61,354	40,959	61,354	60,954	60,954	8-0-0		
81 Administration Expense	9,057	10,374	9,530	9,608	9,608	6-1-1		
82 Engineering Salaries	153,471	183,958	169,242	169,042	169,042	8-0-0		
83 Engineering Expense	3,797	3,707	3,771	3,865	3,865	6-1-1		
84 Highway Maintenance Salaries	269,085	255,381	311,347	311,147	311,147	8-0-0		
85 Highway Maintenance Expense	211,682	245,881	238,595	244,236	244,236	6-1-1		
86 Sidewalk Maintenance Salaries	14,745	8,882	14,745	14,745	14,745	8-0-0		
87 Sidewalk Maintenance Expense	7,246	4,992	7,406	7,591	7,591	6-1-1		
88 Parking Lot Maintenance Salaries	1,770		1,770	1,770	1,770	8-0-0		
89 Parking Lot Maintenance Expense	6,201	5,444	17,276	17,707	17,707	6-1-1		
90 Storm Drain Maintenance Salaries	46,805	33,237	46,805	46,805	46,805	8-0-0		
91 Storm Drain Maintenance Expense	5,863	5,863	8,010	6,160	6,160	7-0-1		
92 Equipment Maintenance Salaries	72,545	71,070	72,545	72,545	72,545	8-0-0		
93 Equipment Maintenance Expense	57,418	110,247	114,731	107,781	107,781	6-0-2		
94 Parks and Playgrounds Salaries	109,155	97,861	109,155	109,355	109,355	8-0-0		
95 Parks and Playgrounds Expense	25,137	18,631	25,899	26,546	26,546	6-1-1		
96 Forestry Salaries	97,836	95,589	97,836	97,736	97,736	8-0-0		
97 Forestry Expense	15,853	11,653	16,080	18,379	18,379	6-1-1		
98 Traffic Control Signs Salaries	2,700	2,900	2,700	2,700	2,700	8-0-0		
99 Traffic Control Signs Expense	13,283	9,234	11,616	11,906	11,906	6-1-1		
Subtotal - DPW Salaries	829,466	789,837	887,499	886,799	886,799	8-0-0		
Subtotal-DPW Expense	355,537	426,027	452,913	453,799	453,799			
Total	<u>1,270,281</u>	<u>1,215,864</u>	<u>1,340,412</u>	<u>1,340,578</u>	<u>1,340,578</u>			

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation <sup>7</sup>
100 Snow and Ice Salaries	94,652	121,365	94,652	94,652	94,652	8-0-0		
101 Snow and Ice Expense	92,348*	105,073	62,348	62,348	62,348	7-1-0		
Total Snow and Ice	187,000	226,439	157,000	157,000	157,000			
102 Water Department Salaries	347,608	383,565	386,018	391,118	391,118	8-0-0		
Total Expense	528,316	514,486	520,996	553,728	553,728	6-1-1		
Total	875,924	898,051	907,014	944,846	944,846			
103 Sewer Maintenance Salaries	113,438	112,323	119,110	118,910	118,910	8-0-0		
Total Expense	62,759	64,048	64,348	64,653	64,653	6-0-2		
Total Sewer Maintenance	176,197	176,371	183,438	183,563	183,563			
104 Rubbish Collection Expense	295,874	295,874	511,611	600,000	600,000	5-2-1		
105 Landfill & Recycling Salaries	27,991	23,448	29,391	10,200	10,200	8-0-0		
106 Landfill & Recycling Expense	30,875	30,875	31,647	52,109	52,109			
Total	354,740	350,108	572,649	662,309	662,309			
107 Drain Construction	160,000	160,000	155,000	136,900	136,900	7-0-1	*13	
108 Road Reconstruction	219,000	219,000	239,000	183,300	183,300	7-0-1	*14	
109 DPW Equipment Replacement	132,000	132,000	95,500	120,000	120,000	6-1-1	*15	
110 Park Construction	25,500	25,000	25,925	29,000	29,000	5-3-0		
111 Sidewalk Construction	11,000	8,000	11,000	15,000	15,000	6-1-1		
112 State Road Construction								
113 Water System Improvements			25,000					
114 Street Acceptance	17,675	17,675	38,300					
115 Sewer Construction & Refurbishing			50,700	42,800	42,800	7-0-1		
Total Capital Projects	565,175	561,675	640,425	527,000	527,000			
GRAND TOTAL HIGHWAYS & STREETS & SANITATION	3,411,643	3,428,505	3,800,938	3,815,296	3,815,296			
*13 - \$136,900 from Stabilization								
*14 - \$183,300 from Stabilization								
*15 - \$79,800 from Stabilization								
GENERAL SERVICES & ENVIRONMENTAL								
116 HISTORICAL COMMISSION	1,040	1,040	1,040	1,040	1,040	13-1-0		
Total Expense								
117 CONSERVATION COMMISSION	23,441	23,268	24,613	24,613	24,613	8-0-0		
Salary	9,854	7,179	8,425	8,560	8,560	8-0-0		
Expense	32,295	30,447	33,038	33,173	33,173			
Total								



Line Item	Appropriated * 7/1/83 6/30/84	Expended * (1) 7/1/83 6/30/84	Appropriated * 7/1/84 6/30/85	Dept. FY86 Request	FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
COMMUNITY HUMAN SERVICES								
119 Salary	36,609	36,609	39,786	39,478	39,478	8-0-0		
120 Expense	10,350	6,555	6,209	9,065	9,065	8-1-1		
121 Animal Inspection	800		800		800	8-1-1		
122 Care of Contagious Diseases	9,180	9,155	8,700	8,070	8,070	8-1-1		
123 Fluoridation	4,800	1,597	5,342	3,967	3,967	8-1-1		
124 Mosquito Control	6,240	3,032	7,600	12,000	12,000	8-1-1		
125 Nursing Services	8,700	8,257	8,670	8,670	8,670	8-1-1		
126 Community Prevention Programs	30,000	30,000	29,170	25,188	25,188	8-1-1		
127 E.M.M.H.A.								
128 735 Program								
129 E.M.A.R.C.								
Total	<u>106,679</u>	<u>96,005</u>	<u>106,277</u>	<u>107,238</u>	<u>107,238</u>			
COUNCIL ON AGING								
130 Salary	41,015	45,532	51,005	49,076	49,076	8-0-0		
131 Total Expense	6,848	6,407	8,712	9,329	9,329	6-1-2		
132 Hot Lunch Program	5,500							
132 Elder Home Care	2,200							
133 Subtotal	<u>55,563</u>	<u>51,939</u>	<u>59,717</u>	<u>58,405</u>	<u>58,405</u>			
133 New Van FTM Art. 22			<u>8,000</u>					
Total	<u>55,563</u>	<u>51,939</u>	<u>67,717</u>	<u>58,405</u>	<u>58,405</u>			
VETERANS BENEFITS								
134 Salary	28,419	24,324	15,026	14,505	14,505	8-0-0		
135 Expense	1,221	1,260	1,895	1,720	1,720	10-0-0		
136 Aid	45,000	34,241	45,000	45,000	45,000	10-0-0		
Total	<u>74,540</u>	<u>59,825</u>	<u>61,921</u>	<u>61,225</u>	<u>61,225</u>			
CEMETERIES								
137 Salary	113,331	114,400	120,532	124,582	124,582	8-0-0		
137 Total Expense	21,145	21,232	21,000	27,345	27,345	10-0-2		
138 Cemetery Development	10,000	6,120	10,000	15,000	15,000	10-0-2		
139 Care of Soldiers Graves	1,600		1,600	1,600	1,600	12-0-0		
140 Subtotal	<u>146,076</u>	<u>141,752</u>	<u>153,132</u>	<u>168,527</u>	<u>168,527</u>			*16
140 Truck								
141 Mower								
Total	<u>146,076</u>	<u>141,752</u>	<u>153,132</u>					
LIBRARY								
142 Salary	254,899	254,244	273,869	277,841	277,841	8-0-0		
142 Total Expense	94,385	102,609	100,217	128,750	128,750	6-1-2		
143 Copying Service	5,489		5,626	5,716	5,716	7-0-1		
Total	<u>354,773</u>	<u>362,933</u>	<u>379,712</u>	<u>412,307</u>	<u>412,307</u>			*17



Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/84 6/30/85	Dept. FY86 Request	FinCom FY86 Recom mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
<b>RECREATION COMMITTEE</b>								
144 Salary	46,650	43,671	52,059	48,342	48,342	8-0-1		
145 Expense	21,815	21,809	22,312	22,945	22,945	9-0-0		
Subtotal	68,465	65,480	74,371	71,287	71,287			
146 Pool Repair			8,000					
Total	68,465	65,480	82,371	71,287	71,287			
<b>GRAND TOTAL GENERAL SERVICES AND ENVIRONMENTAL</b>								
	839,431	809,421	885,208	913,202	913,202			
*16 - \$10,000 Cemetery Sale of Lots - \$48,000 Cemetery Bequest Interest *17 - \$11,339 State Aid Library - \$1,118 County Dog Licenses								
<b>UNCLASSIFIED</b>								
<b>PENSIONS AND INSURANCE</b>								
147 Contributory Retirement	1,287,956	1,287,477	1,502,424	1,624,399	1,624,399	6-0-2	*18	
148 Non-Contributory Retirement	129,363	129,363	130,157	125,000	125,000	6-0-2	*19	
149 Unemployment Compensation	20,000	20,000	20,000	20,000	20,000	6-1-0		
150 Casualty Insurance	231,464	231,464	137,317	191,106	191,106	7-0-0	*20	
151 Deductible Clause Expense	8,500	8,500	8,500	8,500	8,500	7-0-0	*21	
152 Group Insurance	809,409	809,409	1,076,339	1,184,505	1,184,505	6-3-0	*22	
Total	2,486,692	2,486,692	2,894,737	3,153,510	3,153,510			
<b>DEBT AND INTEREST</b>								
153 Debt Repayment	1,230,000	1,230,000	1,200,000	1,170,000	1,170,000	8-0-0		
154 Interest	530,357	530,357	451,927	374,615	374,615	8-0-0		
155 Anticipation Loans	10,000	10,000	7,500	40,000	40,000	8-0-0		
Total	1,770,357	1,770,357	1,659,427	1,584,615	1,584,615		*23	
<b>STABILIZATION FUND</b>								
	100,000							
<b>MISCELLANEOUS &amp; SPECIAL ARTICLES</b>								
156 Sale of Comm. Center	15,000	15,000						
157 Library to Town Space	10,000	10,000	35,000					
158 Maint. of Library Bldg.	3,000	3,000						
159 Care & Lighting Old South Clock	400	400						
160 Electric System Town Hall	5,000	5,000						
161 Town Library Mothball	3,215	3,215						
162 Bldg. Maint.	6,500	6,500						

Line Item	Appropriated* 7/1/83 6/30/84	Expended* (1) 7/1/83 6/30/84	Appropriated* 7/1/83 6/30/85	Dept. FY86 Request	FY86 Recon mendation	FinCom Vote	FinCom Change	FY86 Town Meeting Appropriation
163 Law Committee Settlement	44,102	44,102	7,500					
164 Fire Station Bldg. Comm.			5,000					
166 Conservation Grant			15,000					
167 Police Generator			16,000					
168 Police Radio Equip			4,800					
169 Fire Foam Bank			15,000					
170 Approve Assessor			432,500					
171 BPW John St.			34,000					
172 BPW Back			1,600					
173 Police Sept. Air Condit.						7-1-0		
174 Hazardous Waste, Art. 9						5-3-0		
175 Square Study, Art. 20								
176 BPW Water Impr. Art. 37								
TOTAL MISC. & SPEC. ARTICLES	93,217	87,217	566,400	133,000	33,000			
GRAND TOTAL UNCLASSIFIED	4,450,266	4,344,266	5,120,564	4,738,125	4,738,125			
*18 - \$278,000 - MLD								
*19 - \$38,000 - MLD								
*20 - \$49,189 - MLD								
*21 - \$1,700 - MLD								
*22 - \$137,173 - MLD								
*23 - \$70,000 - Water Surplus Account								
RECAP OF GRAND TOTALS:								
General Government	1,153,509	1,332,581	1,463,386	1,443,086	1,443,086			
Public Safety	2,985,677	2,942,670	3,205,661	3,067,246	3,067,246			
Education	11,170,650	10,901,443	11,307,027	11,388,667	11,388,667			
Highways & Streets and Sanitation	3,411,643	3,428,505	3,800,938	3,815,296	3,815,296			
General Services & Environmental	839,431	809,421	885,208	913,202	913,202			
Unclassified	4,449,934	4,344,266	5,120,564	4,738,125	4,738,125			
Total	24,010,834	23,758,886	25,782,784	25,365,622	25,365,622			

Change

RECREATION

Pool from 25.0 to 150.0

FY 1988

Change

RECREATION

Pool from 40.0 to 50.0

FY 1989

Add to

POLICE DEPARTMENT

Traffic Lights 225.0

ARTICLE 7. On motion of Mary S. Ziegler, it was voted that Article 7 be indefinitely postponed.

ARTICLE 8. On motion of Paul C. Dustin it was voted that Article 8 be indefinitely postponed.

ARTICLE 9. On motion of Gretchen Latowsky, it was voted to lay Article 9 on the table until April 11, 1985.

ARTICLE 10. On motion of John H. Russell, it was voted that Article 10 be indefinitely postponed.

ARTICLE 15. On motion of Carl H. Amon, Jr. it was voted that Article 15 be taken up out of order.

ARTICLE 15. (Line Item 66) On motion of John H. Crooker it was voted that there be included in the tax levy for electricity used for street lights the sum of One Hundred Fourteen Thousand Five Hundred and Thirteen Dollars (\$114,513) and that said sum and the income from sales of electricity to private consumers and electricity supplied to municipal buildings and for municipal power and jobbing during the current fiscal year to be appropriated for the Municipal Light Plant, said appropriation to be expended by the Manager of the Municipal Light Plant under the direction and control of the Municipal Light Board for the expense of the plant, including payment of Bonds and Notes, as defined in Chapter 164, Section 56 of the General Laws or any amendments thereof or any additions thereto, and if said sum of One Hundred Fourteen Thousand and Five Hundred and Thirteen Dollars (114,513) and said income shall exceed expense for said fiscal year, such excess up to the amount of 50% of net profit from operations as of December 31 of the preceding year as defined in Chapter 164, such amount shall be paid 50% in June and 50% in December of the current year into the Town Treasury and the balance, if any, shall be transferred to the Construction Fund of said Plant and appropriated and used for such additions thereto as may thereafter be authorized by the Municipal Light Board.

ARTICLE 15. (Line Item 107) On motion of Russell T. Graham it was unanimously voted that the sum of One Hundred Thirty-Six Thousand Nine Hundred Dollars (\$136,900.00) be transferred from the Stabilization Fund and appropriated for drain construction, such sum to be expended by and under the direction of the Board of Public Works.

ARTICLE 15. (Line Item 108) On motion of Russell T. Graham it was unanimously voted that the sum of One Hundred Eighty-Three Thousand Three Hundred Dollars (\$183,300.00) be transferred from the Stabilization Fund and appropriated for road construction and reconstruction, such sum to be expended by and under the direction of the Board of Public Works.

ARTICLE 15. (Line Item 109) On motion of Russell T. Graham it was unanimously voted that the sum of Eighty-Six Thousand Eight Hundred Dollars (\$86,800.00) be transferred from the Stabilization Fund and Thirty-Three Thousand Two Hundred Dollars (\$33,200.00) be raised from the tax levy, for a total of One Hundred Twenty Thousand Dollars (\$120,000.00) and appropriated for the purchase or lease by the Board of Public Works of the following:

One (1)	New Pickup Truck
One (1)	New Rack Body Truck
One (1)	New Chipper
	Snow Plows
(One (1)	Backhoe
	High Pressure Pump (Water Main Maint.)
One (1)	Leaf Vacuum Loader
One (1)	Water Sprinkler
One (1)	Tractor
Two (2)	2-Way Radios

and that the Board of Public Works be, and is hereby authorized and empowered to sell or transfer or exchange upon such items and conditions as it may determine:

One (1)	1979 Ford Pickup Truck #7
One (1)	1974 GMC Rack Body Truck
One (1)	1961 Chipper

and the proceeds from such sales, exchanges or transfers are to be appropriated in addition to the aforementioned One Hundred Twenty Thousand Dollars (\$120,000.00) for the purchase or lease of the aforesaid equipment, such sums to be expended by and under the direction of the Board of Public Works.

and the proceeds from such sales, exchanges or transfers are to be appropriated in addition to the aforementioned One Hundred Twenty Thousand Dollars (\$120,000.00) for the purchase or lease of the aforesaid equipment, such sums to be expended by and under the direction of the Board of Public Works.

ARTICLE 15.(Line Item 110)On motion of William C. Brown it was voted to amend Line Item 110 to read \$19,000.00 instead of \$29,000.00.

ARTICLE 15.(Line Item 147)On motion of Russell T. Graham it was unanimously voted that the sum of Two Hundred Seventy-Eight Thousand Dollars (\$278,000) be transferred from the Municipal Light's Operation and Maintenance Account and that the sum of One Million Three Hundred Forty-Six Thousand Three Hundred Ninety-Nine Dollars (\$1,346,399) be raised from the tax levy and that said sums totalling One Million Six Hundred Twenty-Four Thousand Three Hundred Ninety Nine Dollars (\$1,624,399) be appropriated to the Contributory Retirement system as itemized in accordance with Section 22-7 of Chapter 32 of the Massachusetts General Laws.

Pension Fund	\$ 1,600,000
Salaries	\$ 20,145
Expense	\$ 4,254

And that the Town vote to allow One Hundred Thousand (\$100,000) Dollars of excess earnings to offset pension requirements.

On motion of Paul C. Dustin it was voted that this meeting stand adjourned to meet in the Reading Memorial High School auditorium on Thursday, April 11, 1985, at 7:30 P. M.

Meeting adjourned at 10:29 P. M.

147 Town Meeting members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

## ADJOURNED ANNUAL TOWN MEETING

Reading Memorial High School

April 11, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary at 7:30 P.M., there being a quorum present.

The Invocation was given by the Rev. S. Lester Ralph followed by the Pledge of Allegiance to the Flag.

On a point of personal privilege, Mr. Carl H. Amon, Jr. presented the following Resolution for Philip R. White. The Resolution was adopted by a unanimous vote of the Town Meeting body.

### RESOLUTION

WHEREAS,

#### PHILP R. WHITE

- WHEREAS, Mr. White was a member of the Planning Board from 1935 to 1953, and
- WHEREAS, Mr. White was a member of the School Committee from 1951 to 1959, serving as Chairman from 1952 to 1956, and
- WHEREAS, Mr. White was elected a Town Meeting Member in 1944, the first election for representative Town Meeting Members and served continuously from that date to 1985, a period of 41 years, and
- WHEREAS, Mr. White served on the Government Study Committee in 1966, on the Law Committee and on various other committees, and
- WHEREAS, For 50 years Mr. White has given generously and unselfishly of his time and efforts to the Town of Reading, and
- WHEREAS, Mr. White has always discharged his responsibilities with efficiency, fairness and effectiveness, and
- WHEREAS, Mr. White has earned the respect of Town Meeting Members and citizens for his substantial contribution to Town Government in Reading.
- THEREFORE, Be it resolved that at the Annual Town Meeting for the Town of Reading held on April 8, 1985, does extend to Philip R. White its sincere appreciation and gratitude for outstanding service rendered to the Town for a period of 50 years, and

BE IT FURTHER RESOLVED that this Resolution be made part of the records of this meeting and that a copy certified by the Town Clerk be delivered to Mr. White.

ARTICLE 15. Motion of John L. Fallon, Jr., for the reconsideration of motion of Russell T. Graham and amended by William C. Brown, under Line Item 110, Article 15, April 8th, 1985, was voted in the affirmative by a vote of 98 in the affirmative and 8 in the negative.

ARTICLE 15. On motion of John L. Fallon, Jr., it was voted that Line Item 110, Article 15, "Park Construction", be amended to read \$28,300.

ARTICLE 9. On motion of Gretchen Latowsky it was voted that the sum of Eight Thousand (\$8,000) Dollars be raised from the tax levy and appropriated for the purpose of conducting a special hazardous household waste collection, said sum to be spent under the direction of the Hazardous Waste Committee.

ARTICLE 11. On motion of Nils L. Nordberg, it was voted that the Town amend the Reading Zoning By-Laws to add three definitions to the definitional provisions for the words "Townhouse" and "Townhouse Development" and "Townhouse Parcel" by adding new Sections 2.2.29.1, 2.2.29.2 and 2.2.29.3, as follows:

2.2.29.1 TOWNHOUSE: A dwelling unit arranged, intended or designed to be occupied by a single family which is attached to one or more other single family dwelling units by one or more common walls, with each dwelling unit having its own exterior entrance. Each dwelling unit may be owned by a separate owner.

2.2.29.2 TOWNHOUSE DEVELOPMENT: A development of land with townhouses located in a Residence S-10 District and which is governed by the provisions of Paragraph 4.6. A townhouse development shall not be limited to one principal structure per lot. A swimming pool, clubhouse, tennis courts and other usual single family accessory uses and facilities may be allowed as part of the Special Permit issued by the Board of Appeals in a townhouse development, subject to conditions imposed by the Board.

2.2.29.3 TOWNHOUSE PARCEL: A parcel of land upon which a townhouse development is located.

99 voted in the affirmative  
22 voted in the negative  
2/3 vote required

The following report of the Planning Board on Articles 11, 12, 13, and 14, presented by Maureen Rich, was accepted as a Report of Progress.

PLANNING BOARD REPORT  
ARTICLES 11, 12, 13 & 14  
1985 ANNUAL TOWN MEETING WARRANT

In September, 1984, the Planning Board was first presented with a proposal to develop the Adams/Gentile land off Salem/Pleasant Streets into townhouses in a cluster arrangement. The Board noted many concerns with a project of this size in the area, especially traffic, water and sewer problems. The Board told Continental-Wingate's representative and attorney of its concerns and of the Board's current progress on both "cluster" developments and "Site Plan Review". Attorney Latham noted the Board's many concerns and said that he would try to address them in their preparation for a zoning by-law proposal that would allow townhouse developments in Residential, Single-Family 10 Districts.

Meanwhile, the Board reviewed the Town's needs and applied to the State for a Master Plan grant. The Board wanted to have an overall view of the Town's needs and ability to service those needs before proceeding further with any zoning changes. The Board then elected to defer filing its proposed zoning changes for either "Cluster Developments" or "Site Plan Review" until the comprehensive plan for the Town had been updated. The Board



felt it necessary to have a baseline from which to assess the Town's needs for housing and business expansion and the Town's ability to handle such expansion before allowing high density developments to be constructed in either business, industrial or residential areas of Town. At subsequent meetings with Continental Wingate and their attorney, the Board made known its feelings in this regard. The Board, however, continued to review the Zoning By-law proposal in order to assure that the by-law presented to Town Meeting (which has the final say on passage of all Zoning By-laws) would maximize the benefit of such a project to the Town.

Continental-Wingate tried to address many of the problems that the Board and other Town departments had with allowing this kind of development. The company proposed including a housing assessment within the by-law to help meet the Town's needs for providing housing to low and moderate-income families. An assessed percentage of the units would be assigned, either on or off-site of the development, to help meet the Town's needs. The company also incorporated a Site Plan Review process within the by-law to assure that the development would be compatible with surrounding properties. The Board met with the company and their attorney in setting up these proposals within the by-law.

Pursuant to Chapter 40A, Sections 5 and 11, the Planning Board held a public hearing on Wednesday, April 3, 1985, at 7:30 P.M. There were approximately 50 people present for this hearing including officers and representatives of other Town boards. Chairman Rich called the meeting to order and Mr. Wood, the clerk, read the notice. Attorney O. Bradley Latham gave the presentation for Continental Wingate Corporation. Mr. Latham outlined the process for obtaining a special permit to allow townhouses to be built in residential districts. Mr. Latham stated that they tried to give the Town as much control as possible to be sure that such a development would have few or no adverse effects to the neighborhood in particular, or to the Town in general. The low and moderate income housing requirements were to be raised from the original five (5%) per cent to ten (10%) per cent, or \$2,000 per townhouse unit. Mr. Connors spoke on behalf of Continental Wingate and gave a history of his corporation's experience in developing, owning and operating such developments. The traffic firm of Fay, Spofford and Thorndike presented their study on the impacts such a development would have on the traffic on Salem Street. Mr. Gary Hebert, traffic engineer, stated that there would be about a four to five per cent (4-5%) increase during peak traffic times and that traffic from this development would have little impact on Salem Street traffic.

A letter from Police Chief Marchand was read into the meeting record by Attorney Latham. Chief Marchand felt that there would be no serious problems with such a development. Attorney Latham quoted a conversation from Fire Chief Redfern stating that Chief Redfern saw no problems with servicing such a development as long as turn-arounds and roadways were adequate to accomodate the fire equipment and all State and Town fire code requirements were met.

Chairman Rich had the letter from Building Inspector Charles Stamatis read into the meeting record. Mr. Stamatis stated in his letter that there are current provisions within the by-law which would allow these townhouses to be built and felt that to create another zoning change for this use could be "misleading" and should not be allowed.

A petition from approximately 20 citizens against such a development was also read into the record. The letter stated the citizens' concerns with allowing such a high density development in this area, especially the sewer and water problems this area experiences during the spring because of the high water table. Also noted were their concerns with the traffic impact to surrounding streets, pedestrian safety, and problems with the environment because of the extensive wetland in the area. They asked the Town to assess the adverse impacts to current citizens and residents before allowing such a development.

Mr. William Redford spoke on behalf of the Department of Public Works and noted many concerns with the by-law. Mr. Redford stated that the current by-law is in contravention of some of the Board of Survey's Rules and Regulations governing sub-division control.

Ms. Camille Anthony spoke on behalf of the Reading Conservation Commission noting their strong concerns regarding such a high density development in this area. Problems with displacement, filling and adverse impacts to the environment were noted. Chairman Rich opened the discussion to the townspeople present. Among the concerns noted were:

- traffic impacts to Salem Street and surrounding feeder streets, especially during backups on Route 1-95 (128);
- proximity of such a development to surrounding single family residences;
- matter of allowing the density to increase by a factor of 2, when the Single Family 10 district was already the most densely populated area of Town;
- question whether this would be considered "spot zoning" because the Adams/Gentile land was the only parcel of land in an S-10 district under single ownership that would qualify under the restrictions as written.

The Planning Board members then discussed their concerns with the current proposal:

- \* problems with allowing this kind of development to take place before the comprehensive plan for the Town had been updated so that the Town could more effectively assess its ability to service the needs of continuing demand for high density development in both residential and commercial areas of Town;
- \* problems with adverse impacts to traffic on Salem Street and surrounding streets, especially during peak traffic hours and back-ups on Route 128;
- \* concern over particular wording within the proposed by-law which would be in contravention or more restrictive than language in the current by-laws for apartment/multi-family districts;
- \* problem with the Town's ability to adequately handle the runoff and sewer problems, especially in light of the backups that the current wastewater station has had during spring runoff; and
- \* questions of Town's ability to service this area with water, sewer and other needed services.

The Board then called for a vote and upon a motion duly made and seconded, the Board voted not to recommend acceptance of these articles by Town Meeting. The vote was: 0 -in favor; 4 - opposed; and 1 - abstention.

After the public hearing, Mr. Gentile called the Planning Board and asked why a sense of the meeting had not been taken. Mr. Gentile felt it was unfair to allow a citizens' petition against this proposal, while the citizens in attendance were disappointed, for they felt that they would be able to let the Board know of their support for this by-law proposal during the polling of the meeting. Mr. Gentile has since presented to the Board a petition in support of this proposal with 23 signatures of those present at the public hearing. It has been duly noted and reported.

The Planning Board supports many concepts contained within the proposed zoning by-law proposal. The Board has worked on incorporating both a cluster development and site plan review by-law into the current zoning. The Board has problems with allowing this

proposal to be adopted before we have been able to assess the full impacts of these high density development proposals in either residential or commercial areas of town. The Board feels that the Town should be the proponents of the type of zoning changes that should be made, their density, and where such projects should be allowed to be constructed. To this end, the Board has filed for funds to update its 1961 Master Plan and asks that Town Meeting defer any action on these articles until the Master Plan update has been completed. We, therefore, do not recommend passage of Articles 11, 12, 13 and 14 by Town Meeting.

Maureen Rich, Chairman  
John D. Wood, Clerk  
David A. Devine  
Michael F. Slezak  
Sandra J. Trainor, Members

ARTICLE 12. On motion of Nils L. Nordberg, as amended by Gail F. Wood and Paul C. Dustin, it was voted that the Town amend the Reading Zoning By-Laws to allow certain townhouse developments in a Residential S-10 Zoning District by means of a Special Permit process by adding the following provisions to the Reading Zoning By-Law.

#### 4.6. TOWNHOUSE DEVELOPMENT

4.6.1. Special Permit: The Board of Appeals may grant a Special Permit for the development and utilization of a parcel of land for a Townhouse Development in a Residence S-10 Zoning District, provided the following criteria are met:

(a) Minimum Parcel Area: The townhouse parcel shall contain no less than 15 acres of land.

(b) Maximum Residential Density: There shall be no more than five townhouses for each gross parcel acre. As an additional limitation, no townhouse parcel shall contain more than one hundred townhouses.

(c) Maximum Land Coverage: There shall be no more than 4,500 square feet of land area covered by townhouses for each gross parcel acre. Not more than 20 percent of the parcel land area outside of any Flood Plain District (Paragraph 4.4) or Wetland Protection District (Paragraph 4.5) shall be covered by dwellings.

(d) Dimensional Controls: Rather than the dimensional controls as contained elsewhere in this Zoning By-Law, the following dimensional controls shall apply to a Townhouse Development:

(i) Yard: No townhouse or accessory use building shall be located within 40 feet of any boundary of the townhouse parcel. No parking area shall be within 25 feet of any boundary of the townhouse parcel.

(ii) Building Height: The maximum building height shall be 35 feet.

(iii) Frontage: The townhouse parcel shall have no less than 80 feet of frontage.

(iv) Set-off from Single Family: No townhouse or accessory use building shall be within eighty feet of any single family dwelling outside of the townhouse parcel and existing at the time of the application for the Special Permit.

(v) Length of Row: No one building shall contain more than six townhouses.

(vi) Separation between Buildings: No building containing a townhouse shall be located within thirty feet of any other separate building containing a townhouse.

(e) Open Space: No less than thirty percent of the townhouse parcel shall be preserved in an open, vegetated condition for recreational, agricultural, conservation, screening and/or park use. The existing landscape shall be preserved in its natural state, insofar as reasonable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

(f) Utilities: All townhouses shall be tied into municipal water and sewer services when constructed. All driveway maintenance including snow plowing and all trash removal shall be the duty and responsibility of the owners of the townhouse parcel.

(g) Site Vehicular Circulation: Circulation within the Townhouse Development shall be by means of a 30 foot wide, bituminous concrete driveway. There shall be sidewalks on both sides of the driveway. The driveway design shall be consistent with the road design standards contained in the Rules and Regulations Governing the Subdivision of Land as adopted by the Reading Board of Survey. The foregoing shall be to the satisfaction of the Board of Survey. The driveway layout shall provide safe and adequate access to all townhouse buildings.

(h) Plantings: There shall be adequate plantings designed to add to the visual amenities of the area by maximizing the visibility of the open space and natural area and by minimizing the visibility of the townhouse buildings for persons passing the site or overlooking it from nearby properties.

(i) Site Plan Approval: The Planning Board and Board of Survey grant Site Plan Approval (with or without conditions) pursuant to Section 4.6.3.

4.6.2. Application Process: A person may make application to the Board of Appeals for a Special Permit for a Townhouse Development in compliance with all of the conditions contained in Section 4.6.1. A submission shall be made also to the Planning Board and Board of Survey under Section 4.6.3. for Site Plan review at or prior to the time when the application is made to the Board of Appeals under this Section. Submitted with the applications shall be one or more site plans prepared, signed and sealed by a registered land surveyor, registered professional engineer or registered architect which shall indicate the following:

- (a) The size, dimensions and boundaries of the townhouse parcel.
- (b) The proposed locations, exterior dimensions and height of all structures containing townhouse and accessory buildings.
- (c) The distance of each building from other buildings and from the nearest boundary line.
- (d) The parking and driveway layout.
- (e) Proposed grade changes.
- (f) The location of any zoning overlay district on the parcel.
- (g) The location and size of the portion of the townhouse parcel to be retained in an open, natural condition.
- (h) A table showing the total number of townhouses proposed, the number of off-street parking spaces shown, the land area covered by dwellings and the land area outside of any overlay district.
- (i) Proposed screen plantings.
- (j) The driveway profile.
- (k) The drainage design of the proposal.
- (l) The exterior design and appearance of proposed buildings, structures and fences.
- (n) The sewer, water, hydrant and electrical systems layout designs.

At the time of filing, the applicant shall submit copies of all such plans also to the Planning Board, Board of Survey, Board of Health, Board of Public Works, Conservation Commission, Reading Municipal Light Board, Reading Housing Authority, Fire Chief and Police Chief in order to allow such Boards, Commission, Authority and persons to make appropriate recommendations to the Board of Appeals.

4.6.3. Site Plan Review: In order to provide also for a detailed design review of a townhouse development proposal, there shall be a Site Plan Review by the Planning Board and Board of Survey. Six copies of the plans as described in Section 4.6.2. shall be submitted to the Planning Board and Board of Survey when application is made to those Boards for Site Plan Review. The Planning Board and Board of Survey shall, as a minimum, take into consideration the following matters:



- (a) Arrangement, design and appearance of proposed buildings, structures, exterior lighting, screening and landscaping features (including fences, walls, plantings and walks);
- (b) The driveway layout, having in mind convenience and safety of vehicular and pedestrian movement within the site and the relation to adjacent ways and lands;
- (c) The configuration of parking spaces in relation to proposed use of premises;
- (d) Adequate waste disposal and surface and sub-surface water drainage;
- (e) Proper spacing of structures for reasonable access;
- (f) The effect of the plan on the development of adjoining property.

The Planning Board and Board of Survey shall invite the Building Inspector, Conservation Commission, Board of Health and Fire Department to review the proposal and to make recommendations to the Planning Board and Board of Survey. The Planning Board and Board of Survey shall have the power to approve, disapprove, approve with conditions or suggest modifications or recommendations to the plan or to any subsequent revisions to the plan. Copies of the detailed decision of the Planning Board and Board of Survey shall be transmitted to both the applicant and the Board of Appeals within forty-five (45) days after the Planning Board and Board of Survey receive the submission for Site Plan Review.

96 voted in the affirmative  
 7 voted in the negative  
 2/3 vote required

ARTICLE 13. On motion of Nils L. Nordberg it was voted that the Town amend the Reading Zoning By-Laws to specify a minimum number of off-street parking spaces per townhouse unit in a Townhouse Development by amending the table in the By-Law at Section 6.1.1.3 and under the following tables:

<u>Principal Use</u>	<u>Minimum Number of Off-Street Parking Spaces Required</u>	<u>Minimum Number of Loading and Unloading Spaces Required</u>
Townhouse Development	Two spaces for each dwelling unit.	None

96 voted in the affirmative  
 4 voted in the negative  
 2/3 vote required

ARTICLE 14: The following motion was presented by Nils L. Nordberg:

Move that the town amend the Reading Zoning By-Laws to provide that under certain circumstances, a person obtaining a Special Permit to build a Townhouse Development may be required to provide certain low or moderate income or elderly housing or make a cash contribution to the town for such purposes by adding Paragraph 4.6.4. to the Reading Zoning By-law, as follows:

4.6.4. Low, Moderate Income or Elderly Housing: If the Reading Housing Authority specifically determines that there is a shortage of low or moderate income housing or elderly housing in the Town, then the Board of Appeals shall impose as a condition in a special permit issued under Section 4.6.1 that up to ten percent (10%) of the total townhouses within the townhouse parcel be restricted for low or moderate income housing, or elderly housing. Nevertheless, the Board of Appeals shall not impose in the special permit any requirement of providing low or moderate income housing or elderly housing if at the time of the filing of the application for the townhouse special permit, there then exists in the Town low or moderate income housing (as defined pursuant to Mass. General Laws Chapter 40B, Section 20), which is in excess of ten percent (10%) of the housing units reported in the latest decennial census of the Town or on sites comprising one and one-half percent or more on the total land area zoned for residential, commercial or industrial use in the town; provided, however, that the land area owned by the United States, the Commonwealth of Massachusetts or any political subdivision thereof, the Metropolitan District Commission or any public authority shall be excluded from the total land area referred to above when making such determination. In lieu of providing such low or moderate housing units within the townhouse parcel, the applicant may add such a number of low or moderate income housing units or elderly housing elsewhere within the town, which units need not be townhouses in design but which units must be upgraded by the applicant to conform completely with the then standards of the State Building Code and other applicable regulations which may be imposed by the Zoning Board of Appeals. It shall be the applicant's option whether to provide low or moderate housing or elderly housing units within the townhouse parcel or elsewhere in the Town. In lieu of requiring an applicant to provide such low or moderate income housing or elderly housing, the Board of Appeals may require that the applicant make an alternative cash contribution (calculated as described below), to the Reading Housing Authority; such funds to be used by the Reading Housing Authority to provide low or moderate housing or elderly housing. The alternative cash contribution shall be calculated by multiplying Two Thousand Dollars times the number of townhouse units within the townhouse parcel times a fraction, the numerator of which shall be the Consumer Price Index (Boston - All Items) published by the United States Department of Labor most recently published prior to the submission of the application for Special Permit under Section 4.6.2. and the denominator of which shall be the Consumer Price Index most recently published prior to January 1, 1985. In no event shall the alternative cash contribution be less than Two Thousand Dollars per townhouse unit. If for any reason the US Department of Labor should discontinue the Consumer Price Index or if there should be a significant change in the calculation of the Consumer Price Index, then an alternative equitable but comparable method of calculation shall be utilized by the Board of Appeals. The low or moderate housing or elderly housing units shall be designated or the alternative cash contribution made, prior to the time when occupancy permits are issued for each phase of development on the townhouse parcel.

On motion of Carl H. Amon, Jr. it was voted to Lay Article 14 on the table.

On motion of Paul C. Dustin, it was voted that this meeting stand adjourned to meet at 7:30 P.M. on Thursday, April 18th, 1985, in the Reading Memorial High School auditorium.

Meeting adjourned at 10:25 P. M.

133 Town Meeting members were present.

A true copy. Attest:

## ADJOURNED ANNUAL TOWN MEETING

Reading Memorial High School

April 18, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary at 7:30 P.M., there being a quorum present.

The Invocation was given by the Rev. E. Lewis MacLean, of the First Baptist Church, followed by the Pledge of Allegiance to the Flag.

ARTICLE 14. On motion of Paul C. Dustin it was voted to take Article 14 from the table.

ARTICLE 14. On motion of Maria A. Simone it was voted that Article 14 be laid on the table until after Article 2.

ARTICLE 2. The following report of the Reading Municipal Light Department, presented by John H. Crooker, was accepted as a report of progress.

### SECTION 1 - HISTORY AND BACKGROUND OF READING MUNICIPAL LIGHT DEPARTMENT

The Reading Municipal Light Department was established by Town Meeting vote in 1894. Operation began in September of 1895. We generated our own capacity at that time, but discontinued generating in 1927 in favor of buying power from Boston Edison.

The Reading Municipal Light Department territory initially was just Reading. In 1908 the Legislature authorized Reading to extend electric service to Wilmington, North Reading and Lynnfield Center.

Today we are the largest municipal electric utility in Massachusetts with a peak load of over 100 megawatts. We have 66 employees, 26 vehicles and service over 21,000 metered customers in a territory of 50 square miles. The annual revenues are estimated to be \$44,500,000 in 1985.

We have a fully funded pension trust of over 4 Million Dollars. Our outstanding bonded indebtedness is \$680,000.

Our plant value will be \$26,000,000 at the end of 1985.

We have a rate stabilization fund of \$2,300,000.

In summary we are financially sound and have developed a staff to properly operate our system.

### SECTION II - RMLD'S RELATIONSHIP WITH MMWEC

In 1975 the Massachusetts Legislature established the Massachusetts Municipal Wholesale Electric Company, called MMWEC. MMWEC is a joint action agency, that is, it permits a number of separate municipal utilities, some thirty four in all, to purchase electric power, or to build generating plants as if they were one utility.

In 1976 Town Meeting authorized participation by the Reading Municipal Light Department in MMWEC. So far participation in MMWEC has worked out well for Reading. Through MMWEC we have been able to purchase both short and long term contracts for power at much lower cost than we would have been able to alone.



MMWEC owns the Stony Brook generating units in Ludlow, Mass. These units run on both oil and gas, and can produce a total of 500 megawatts. Stony Brook runs exceptionally well and contributes greatly to the New England power pool.

Reading owns about one sixth of Stony Brook.

### SECTION III READING MUNICIPAL LIGHT DEPARTMENT'S CONTRACTS FOR POWER

Just as homeowners find that in the long term it is cheaper to be an owner than a renter, utilities also find that their rates are lower when they can obtain ownership interests, or life of unit contracts than when power is obtained on short term contracts exclusively. We have a life of the unit contract with Boston Edison's Pilgrim #1 in Plymouth, Massachusetts, for 5 Megawatts, and ownership interests in Stony Brook, Millstone #3 and Seabrook.

We also have short term contracts such as New Brunswick's Point LePreau. Hydro-Quebec will also be a short term energy contract.

Approximately half of our energy comes from Edison under a contract demand agreement. The remainder of our power comes from weekly or monthly contracts from around New England.

### SECTION IV - SEABROOK

Public Service Co. of New Hampshire the lead owner of Seabrook received construction permits for Seabrook Units I and II in July of 1976. The purpose behind the project was to build a more economical generating unit than oil and to handle the need for expanded electric capacity in the area.

The project started off well. But as the seventies became the eighties it became apparent that PSNH was involved in a larger undertaking than they could handle.

In January of 1983 the joint owners of Seabrook moved in with a new management team which is in place today, and Seabrook II was mothballed.

Reading contracted for Seabrook in three phases. The first was a token in July of 1976, the second was in July of 1977 and the third in December of 1977. MMWEC Project 6 was offered in September of 1979. However Reading chose not to participate any further because of PSNH'S unsatisfactory bond rating. Most of the MMWEC participants chose to continue buying additional Seabrook capacity under MMWEC Project 6.

This all brings us to where RMLD is today relative to participation in Seabrook I.

Reading owns .006 or 6/10ths of 1% of Seabrook I, a capacity of 7,3000 Kilowatts. This capacity will be about 6% of Reading's required capacity.

Current projections show we must have this Seabrook capacity in order for us to maintain our system for the future.

The projected overall Reading increased costs including Seabrook will be 4% a year starting 1987. The projected overall costs should Seabrook not be completed will be 6% a year because we will have fixed Seabrook costs whether the unit is running or not plus the costs of equivalent capacity which we feel will not be available.

As far as we can determine Seabrook Unit I is on time and well within the budget of 4.8 Billion Dollars.

The testing is being done with good results and high marks from the Nuclear Regulatory Commission. Construction is 85% complete.

The Massachusetts DPU recently ruled on a case involving MMWEC and 3 private companies, and restricted financing for the completion of Seabrook.

This decision has been appealed to the Massachusetts Supreme Judicial Court and a finding is expected in early summer. In the meantime Seabrook construction will continue. The MMWEC participants have enough resources to continue their portion of the project pending further developments.

Reading's participation in Seabrook is moderate and controllable and we are taking a conservative attitude towards the existing situation.

A much bigger problem than Seabrook which has begun to show is a general lack of electric capacity in the northeast region. Without adequate capacity the northeast has an extremely restricted future.

ARTICLE 2. The following report of the Board of Public Works, presented by Douglass L. Barker, was accepted as a report of progress.

The firm of Metcalf & Eddy, Inc. was hired by the Town to perform a study of the recharge zones of the Hundred Acre and Revay Wellfields, assist in developing an Aquifer Protection Plan, and provide specific recommendations on possible regulations and/or by-laws to implement an Aquifer Protection Plan.

An informational and data gathering meeting was held on Tuesday evening March 12, 1985 with the Board of Public Works, representatives of Metcalf & Eddy, Inc., various representatives of the Town's Boards, Committees, officials and interested citizens. This was an informal working meeting where Metcalf & Eddy, Inc. reviewed their progress to date, the information gathered from the various Town staffs and officials, and accepted additional suggestions, pertinent information and comments concerning this subject.

The Board has distributed copies of the draft "Aquifer Protection Plan" to the following: Board of Selectmen, Conservation Commission, Board of Health, Hazardous Waste Committee, Town Forest Committee, Planning Board, Board of Assessors, Finance Committee, Land Bank Committee, Health Director, Health Inspector, Tree Warden, Fire Chief, Building Inspector, Town Counsel, Representative Beckwith, Senator Buell, and placed one on file with the Public Library on April 16, 1985.

The Board has scheduled a public meeting for Monday, May 6, 1985 for further review, discussion, and possible implementation of the plan.

The Board, acting as the Town's Water Commissioners, considers the protection of our primary source of water through public awareness, Town Government cooperative efforts, enacting additional local land use zoning and/or by-laws, enforcement of State and Federal Laws and Regulations, and working with the surrounding community leaders as a very high priority.

The Board of Public Works is planning to work with the other Town Boards and officials with the intention of possibly implementing portions of the plan under various current regulations and authorities, and intending to present additional By-Laws and/or Regulations for adoption by Town Meeting at the Subsequent Town Meeting in November, 1985.

ARTICLE 2. On motion of Paul C. Dustin it was voted to lay Article 2 on the table.

ARTICLE 14. On motion of Paul C. Dustin it was voted that Article 14 remain on the table.

ARTICLE 16. On motion of Mary T. Ziegler it was voted that the sum of Fifteen Thousand (\$15,000) Dollars be raised from the tax levy and appropriated for police and fire indemnification.

ARTICLE 17. On motion of Paul C. Dustin it was voted that the town authorize the Board of Selectmen to sell or exchange or dispose of upon such terms and conditions as they may determine, three cars in the use of the police department, and that sum of Thirty-Two Thousand Five Hundred (\$32,500) Dollars be transferred from receipts reserved for appropriation sale of real estate, and appropriated for the purchase of three new cars for the police department.

ARTICLE 18. On motion of Paul C. Dustin it was voted that the sum of Fourteen Thousand Seven Hundred Fifty (\$14,750) Dollars be raised from the tax levy and appropriated for the purchase of uniforms for members of the police department.

ARTICLE 19. On motion of Paul C. Dustin it was voted that the sum of Twenty-Five Thousand (\$25,000) Dollars be transferred from receipts reserved for appropriation sale of real estate, and appropriated for the purchase, installation and maintenance of a computer for use by the police department.

ARTICLE 14. On motion of Paul C. Dustin it was voted to take Article 14 from the table.

ARTICLE 14: The following motion by Nils L. Nordberg, as amended by Carl H. Amon, Jr. and Richard S. Dempster, was voted in the affirmative by a vote of 113 in the affirmative and 0 in the negative:

4.6.4. Low, Moderate Income or Elderly Housing: If the Reading Housing Authority specifically determines that there is a shortage of low or moderate income housing or elderly housing in the Town, then the Board of Appeals shall impose a general condition in a special permit issued under Section 4.6.1 that up to ten percent (10%) of the total townhouses within the townhouse parcel be restricted for low or moderate income housing, or elderly housing or that the applicant shall provide a like number of such housing units elsewhere in the Town (subject to the restrictions described below) or that the applicant shall provide an alternative cash contribution (calculated as described below) to the Reading Housing Authority; such funds to be used to provide low or moderate housing or elderly housing. It shall be the Reading Housing Authority's option whether to require the applicant to provide housing or the alternative cash contribution or a combination of some housing and some alternative cash contribution. It shall be the Reading Housing Authority's option whether to require that such housing be on the townhouse parcel or elsewhere within the Town. Nevertheless, the Board of Appeals shall not impose in the special permit any requirement of providing low or moderate income housing or elderly housing or a cash contribution if at the time of the filing of the application for the townhouse special permit, there then exists in the Town low or moderate income housing (as defined pursuant to Mass. General Laws Chapter 40B, Section 20), which is in excess of ten percent (10%) of the housing units reported in the latest decennial census of the Town or on sites comprising one and one-half percent or more of the total land area zoned for residential, commercial or industrial use in the town; provided, however, that the land area owned by the United States, the Commonwealth of Massachusetts or any political subdivision thereof, the Metropolitan District Commission or any public authority shall be excluded from the total land area referred to above when making such determination.

If such low or moderate income housing or elderly housing is to be located elsewhere within the Town, such units need not be townhouse in design, but such units must be upgraded by the applicant to conform completely with the then standards of the State Building Code and other regulations which may be imposed by the Reading Housing Authority.

If the Reading Housing Authority elects to require the alternative cash contribution, such contribution shall be calculated by multiplying Two Thousand Dollars times the number of townhouse units within the townhouse parcel times a fraction, the numerator of which shall be the Consumer Price Index (Boston -All Index) published by the United States Department of Labor most recently published prior to the submission of the application for a Special Permit under Section 4.6.2. and the denominator of which shall be the Consumer Price Index most recently published prior to January 1, 1985. In no event shall the alternative cash contribution be less than Two Thousand Dollars per townhouse unit. If for any reason the United States Department of Labor should discontinue the Consumer Price Index or if there should be a significant change in the calculation of the Consumer Price Index, then an alternative equitable but comparable method of calculation shall be utilized. If the Reading Housing Authority elects to require the applicant to make a combination of some alternative cash contribution and to provide some housing, the amount of the alternative cash contribution shall be adjusted appropriately.

The low or moderate housing or elderly housing units shall be designated or the alternative cash contribution made, prior to the time when occupancy permits are issued for each phase of development on the townhouse parcel.

Article 20. On motion of Paul C. Dustin that the sum of Twenty-Five (\$25,000) Dollars be raised from the tax levy and appropriated for the purpose of hiring consulting engineers to make the required studies and design work and whatever else is necessary to upgrade, renovate or replace the existing traffic light system in the Reading Square area. This motion was voted in the negative.

ARTICLE 21. On motion of Carl H. Amon, Jr. it was voted that the Board of Cemetery Trustees be and they hereby are authorized to sell or exchange, or otherwise dispose of, upon such terms and conditions as they may determine, one (1) 1969 70 inch gang grass mower, used by the Board of Cemetery Trustees and that the sum of Two Thousand Six Hundred and Seventy Five Dollars (\$2,675.00) be raised from the tax levy and appropriated together with the receipts, if any, for the sale, exchange or disposal for said 1969 gang grass mower for the purpose of purchasing a new rotary mower, to be used by the Board of Cemetery Trustees.

ARTICLE 22. On motion of Carl H. Amon, Jr. it was voted that the Town authorize the Board of Cemetery Trustees to sell or exchange or otherwise dispose of upon such terms and conditions as they may determine, one (1) 1977 dump truck with snow plowing equipment, and that the sum of Seventeen Thousand Five Hundred (\$17,500) Dollars be transferred from receipts reserved for appropriation sale of real estate, and appropriated for the purpose of purchasing one (1) new-one (1) ton dump truck, equipped for snow plowing to be used by the cemetery trustees.

ARTICLE 23. On motion of John H. Russell it was voted that the Town authorize the Board of Selectmen to sell or exchange or otherwise dispose of upon such terms and conditions as they may determine, Engine 5 in the use of the Fire Department, and that the sum of One Hundred Forty Thousand (\$140,000) Dollars be transferred from receipts reserved for appropriation sale of real estate, and appropriated for the purchase of a new fire pumper engine for the Fire Department.

ARTICLE 24. On motion of John H. Russell it was voted that the sum of Six Thousand Nine Hundred Fifty (\$6,950) Dollars be raised from the tax levy and appropriated for the purchase of uniforms for members of the Fire Department.

ARTICLE 25. On motion of John H. Russell it was voted that the sum of One Thousand (\$1,000) Dollars be raised from the tax levy and appropriated for the purchase of protective clothing for members of the auxiliary fire service.

ARTICLE 26. On motion of Clifford D. Allen it was voted that the sum of \$204,000 be raised by borrowing, as provided under Chapter 44 of the General Laws, and appropriated for the purpose of replacing the roof of the Collidge Middle School, 89 Birch Meadow Drive, Reading. Such appropriation to include all engineering fees and preparation costs required to complete the purpose of the motion; all such monies to be expended under the direction of the Reading School Committee.

94 voted in the affirmative  
0 voted in the negative  
2/3 vote required

ARTICLE 27. On motion of Mary S. Ziegler as amended by William C. Brown, it was voted that the Town authorize the Board of Selectmen to sell or exchange or dispose of upon such terms and conditions as they may determine, one pick-up truck in the use of the Building Maintenance Department, and that the sum of Ten Thousand (\$10,000) Dollars be transferred from receipts reserved for appropriation sale of real estate, and appropriated for the purchase of a new pick-up truck for the Building Maintenance Department.

ARTICLE 28. On motion of Allan E. Ames it was voted that the subject matter of Article 28 be referred to the Municipal Light Board, and that said Board be and hereby is, authorized to install such additional street lights as in its judgement are required, and to make such changes in the size, type and locations of existing street lights, as it may deem advisable, the expenses of the same to be paid from the income of the plant.

ARTICLE 29. On motion of Robert I. Nordstrand it was voted that the sum of Eighteen Thousand Dollars (\$18,000) be raised from the tax levy and appropriated to the Board of Assessors as a fee or salary for the purpose of conducting in whole or in part a Town-wide revaluation of all Commercial and Industrial properties as mandated by the General Laws and being enforced by the Massachusetts Department of Revenue.

ARTICLE 30. On motion of Robert I. Nordstrand it was voted that the sum of Two Thousand Dollars (\$2,000.00) be raised from the tax levy and appropriated to the Board of Assessors as Expense for the purpose of conducting a town-wide revaluation of all Commercial and Industrial properties in the Town as mandated by the General Laws and enforced by the Massachusetts Department of Revenue.

ARTICLE 31. On motion of Robert I. Nordstrand it was voted that the sum of One Hundred Fifteen Thousand Dollars (\$115,000.00) be raised from the tax levy and appropriated to the Board of Assessors for the purpose of contracting with private firms to conduct a Town-wide revaluation of all real estate, personal property and utilities in the Town as mandated by the General Laws and enforced by the Massachusetts Department of Revenue.

On motion of Paul C. Dustin, it was voted that this meeting stand adjourned to meet at 7:30 P.M. on Monday, April 22nd, 1985, in the Reading Memorial High School auditorium.

Meeting adjourned at 10:46 P.M.

131 Town Meeting members were present.

A true copy. Attest



## ADJOURNED ANNUAL TOWN MEETING

Reading Memorial High School

April 22, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary at 7:30 P.M., there being a quorum present.

The Invocation was given by the Rev. David Lewis, of the First Baptist Church, followed by the Pledge of Allegiance to the Flag.

ARTICLE 2. On motion of Paul C. Dustin it was voted to take Article 2 from the table.

ARTICLE 2. On motion of Carol S. Beckwith it was voted to allow Mr. Marvin M. Rosenthal to give the following report of the Highland School Building Committee:

### HIGHLAND SCHOOL BUILDING COMMITTEE Final Report April, 1985

In the weeks that followed this committee's last report to Town Meeting, construction at the Middlesex Avenue site proceeded according to schedule. A certificate of substantial completion was issued to general contractor Rene C. Lamarre in January, 1984, and installation of carpeting and shelving was completed early the following month. These two contracts had been let separately for reasons of economy.

By February 15, 1984, the former Highland School building was fully adapted for use as a public library, and authority of the property at 64 Middlesex Avenue passed from the Board of Selectmen to the Board of Library Trustees in a brief public ceremony.

What happened during the next two weeks made quiet history in Reading. Many of you will remember, because you were part of the action. Hundreds of people of all ages turned out to move the contents of the library from its old quarters to its new home. As a result of your effort, the move was not only cost free, but it actually made money! The volunteer people-power, computed at minimum wage per hour, qualified as an in-kind contribution. The National Endowment for the Humanities granted us one-third matching funds -- enough to pay for the substantial sign that will soon be in place on the front lawn.

The new Reading Public Library was formally dedicated on March 2, 1984. Again hundreds of people turned out -- only this time they all appeared at once. We're pleased to report that the building withstood this test of its maximum likely capacity.

As the library assumed operation at the new site, we continued to monitor the building. Bids were invited on a Defender storm window system, and Northeast Energy Savers of Boston was awarded the contract at \$10,600. At this point we reviewed our treasury along with the list of finish details that had been postponed until the project's end. Rather than moving ahead with them, we opted to take a wait-and-see attitude and maintain a contingency fund throughout the so-called shakedown period.

Thus we were prepared to respond to such things as the water problem that came with the spring rains and required a \$2000 tie-in with existing storm drains. And we were prepared for other unforeseen events that were less costly but no less demanding.

Confident that a full year of operation had revealed any "bugs" for which the building committee might bear responsibility, we met formally on the evening of April 4, 1985, to review our year-old punch list and allocate the remaining funds accordingly. We are pleased to deliver to the Town a package that remained within budget and included more features than we believed possible at the time of its presentation two years ago.

Sometimes it's hard to separate what we have done from what the library itself has done. Perhaps that's because it has been a really productive partnership. But we believe it's important to note here that the project has inspired overwhelming generosity on the part of local businesses, groups, families, and individuals. And because of this generosity, the building that Town Meeting funded in June of 1983 is today furnished and equipped in ways that a less fortunate Massachusetts municipality would not have dared dream in the 1980s.

Recently the Reading Public Library received notice that it had won a John Cotton Dana Public Relations Award. Only sixteen of these awards are given annually by the American Library Association, and rarely do they go to towns as small as Reading. We think the citation itself is worth quoting as we conclude our report. It reads:

... for exemplary library and community involvement in passing a bond issue, raising funds for furnishings, and coordinating an all-volunteer move of the library's contents.

In a very real sense this is an award to the entire town for its great spirit of cooperation.

At this time we consider our work to be finished, and ask that you accept this as a final report of the Highland School Building Committee.

Respectfully submitted,

HIGHLAND SCHOOL BUILDING COMMITTEE

Marvin M. Rosenthal, Chairman  
Elia A. Dangelmaier, Vice Chairman  
Carol S. Beckwith, Secretary  
John Zorabedian, Jr., Treasurer  
Sharon Ofenstein  
Cherrie Dubois  
Wayne Lewis  
William Fowler  
Beverly Seavey

Associates

Virginia Adams  
Paul Fermano  
Barbara Nelson Fish

This report was accepted as a Final Report of the Highland School Building Committee.

ARTICLE 2. On motion of Paul C. Dustin it was voted to lay Article 2 on the table.

ARTICLE 32. On motion of James R. Boucher it was voted that the sum of One Hundred Dollars (\$100.00) be transferred from the performance bond for Warren Avenue Extension and that the Board of Public Works be authorized to expend said sum for the purpose of completion of the construction of a private way known as Warren Avenue Extension in accordance with the terms of a certain performance bond executed by Rivers Development Corp. and Old Colony Bank and Trust Co. to the benefit of the Town of Reading on January 4, 1982, pursuant to Massachusetts General Laws, Chapter 41.



ARTICLE 33. On motion of James R. Boucher it was voted that the sum of Forty-Five Thousand (\$45,000.00) Dollars be transferred from the performance bond for Buckskin Drive and that the Board of Public Works be authorized to expend said sum for the purpose of completion of the construction of a private way known as Buckskin Drive in accordance with the terms of a certain performance bond executed by Land Realty Trust and Merchants Cooperative Bank to the benefit of the Town of Reading on May 5, 1983, pursuant to Massachusetts General Laws, Chapter 41.

ARTICLE 34. On motion of Robert P. Griffin it was voted that Article 34 be indefinitely postponed.

ARTICLE 35. On motion of Robert P. Griffin it was voted that the sum of Five Hundred (\$500.00) Dollars be transferred from the performance bond for Latham Lane and that the Board of Public Works be authorized to expend said sum for the purpose of completion of the construction of a private way known as Latham Lane in accordance with the terms of a certain performance bond executed by Brandt Development, Inc. and the Wakefield Savings Bank to the benefit of the Town of Reading on October 22, 1979, pursuant to Massachusetts General Laws, Chapter 41.

ARTICLE 36. On motion of Barry E. Hampson it was voted that the sum of Ten Thousand (\$10,000.00) Dollars be transferred from the performance bond for Gavin Circle and that the Board of Public Works be authorized to expend said sum for the purpose of completion of the construction of a private way known as Gavin Circle in accordance with the terms of a certain performance bond executed by Barkley Development Corp. to the benefit of the Town of Reading on January 21, 1983, pursuant to Massachusetts General Laws, Chapter 41.

ARTICLE 37. On motion of Douglass L. Barker it was voted that the sum of One Hundred Thousand (\$100,000.00) Dollars be transferred from the Water Surplus Account and said sum be appropriated for the purpose of making improvements to the water system, including the engineering services, pumping station construction, the installation of pipes, fittings, equipment and related facilities.

ARTICLE 38. On motion of Arthur Polychrones it was voted that Article 38 be indefinitely postponed.

ARTICLE 39. On motion of Nils L. Nordberg it was voted that Article 39 be indefinitely postponed.

ARTICLE 40. On motion of Eugene R. Nigro it was voted that the Town delete the current Sealer's Fee schedule in its entirety and substitute the following, or take any other action with respect thereto:

Scales with a capacity of:

10,000 lbs. or over	\$ 50.00
5,000 to 10,000 lbs.	\$ 20.00
1,000 to 5,000 lbs.	\$ 15.00
100 to 1,000 lbs.	\$ 10.00
10 to 100 lbs.	\$ 5.00
10 lbs or less	\$ 4.00

Each liquid capacity measure (except vehicle tanks) \$ 1.00  
with a capacity of more than 1 gallon and measures on pumps.

Liquid measuring meters (Except water meters)

Inlet pipe	
½ inch or less	\$ 4.00
½ inch to 1 inch	\$ 8.00
1 inch or over	
vehicle tank (pump)	\$15.00
vehicle tank (gravity)	\$15.00
bulk storage	\$30.00
bulk storage (with certified power)	\$15.00
Taximeters	\$10.00
Machine or device for determining linear or area measurement	\$ 4.00
All weights and other measurements, each	\$ .50
Charges for repairs, alterations, adjustments or use of special facilities	\$15.00 per hour
minimum charge	\$ 2.00

ARTICLE 41. On motion of Eugene R. Nigro it was voted that the Town amend Section 104.5 of the Building Code of Reading by deleting the fee schedule in its entirety following the words "receipt of the permit:" and substituting therefor the following:

BUILDING PERMIT FEE SCHEDULE  
Based on Estimated Cost of Construction

New Dwelling	\$ 5/1000
Additions, Alterations & Solid Fuel Appliances	25.00 min. 5/1000
Garages - Residential - 1 Car	40.00 min
2 Car	50.00 min.
3 Car	75.00 min. 5/1000
Commercial or Industrial Addition or Alteration	50.00 min 5/1000
Signs	25.00 min. 5/1000
Swimming Pools - Above-Ground	25.00 min.
Below-Ground	50.00 min. 5/1000
Accessory, Temporary Buildings, Sheds	25.00 min. 5/1000
Razing Permit - Residential Accessory Bldgs.	25.00 min.
Residential Houses	50.00 min
Commercial	100.00 min. 5/1000
Foundation Permit, if needed	100.00 min. 5/1000
Move Building	100.00 min. 5/1000

INDEX FOR FIGURING VALUATIONS

1 Story Dwelling	50.00/sq. ft.
1½ Story Dwelling (Expansion Cape, Split, etc.)	60.00/sq. ft.
2 Story Dwelling (Garrison, Colonial, etc.)	70.00/sq. ft.
Basement Garage - Single - add	2,000.00
Double - add.	4,000.00
Attached or Detached Garage - Single	8,000.00
Double	10,000.00
Triple	15,000.00
Commercial or Industrial Buildings	60.00/sq. ft.
Apartment Buildings	60,000.00/unit
	5/1000

ARTICLE 42. On motion of Eugene R. Nigro it was voted that the Town amend Section 121.21 of the Building Code of Reading by deleting the fee schedule in its entirety after the words "with the following schedule:" and substituting therefor the following:

RESIDENTIAL

New Houses	\$ 50.00
Service Change, Temporary Service, Rewire	10.00
Additions or Alterations -	
1 - 5 Outlets	5.00
Each additional outlet	.50
Ranges, Oil & Gas Burners, Dryers, Disposals, Dishwashers,	
Air Conditioners, Hot Water Heaters, Vent Fans, Misc. Repairs	
- each	5.00
Electric Heat (per unit)	1.00
Swimming Pools	25.00
Vinyl or any other type of siding for resealing service	5.00
Fire & Smoke Alarms (each unit)	2.00
Central AirConditioning	15.00

COMMERCIAL

New Service or Service Change (Single-phase)	25.00
New Service or Service Change (3-phase)	50.00
Additions or Alterations -	
1 - 5 Outlets	5.00
Each additional outlet	.50
Fixed Appliances	5.00
Fire & Smoke Alarms (each unit)	2.00
Special Equipment - Signs, Welders, Transformer, Gas Pumps,	
Motors, Generators, etc.	10.00
Apartment or Office Buildings	100.00
(plus \$10.00 for each apartment & office)	
Industrial or Commercial Buildings that employ electricians	
for maintenance or repair - per year	100.00
Permits for which no fee is herein prescribed	10.00

EACH PERMIT SHALL BE VALID FOR A PERIOD NOT TO EXCEED 90 DAYS.

ARTICLE 43. On motion of Eugene R. Nigro as amended by Nils L. Nordberg and Stanley M. Nissen, it was voted that the Town delete the Plumbing and Gas fee schedules in their entirety and substitute the following:

#### PLUMBING FEES

Domestic (3 dwelling units or less)	\$20.00 up to 6 fixtures
- New or Replacement	\$ 4.00 each additional fixture
Commercial or multiple Family	\$50.00 plus \$5.00 per fixture
Piping	\$ 5.00
Sewer Connection	\$ 25.00

#### GAS FEES

Domestic (3 dwelling units or less)	\$20.00 up to 6 fixtures
Commercial or multiple family	\$50.00 plus \$5.00 per fixture
Propane Tanks - #100 or smaller	
Commercial	\$50.00 plus \$4.00 per tank

#### MISCELLANEOUS FEES

Re-Inspection Charge	\$ 25.00
Hot Water Tanks (New or replacement)	
Oil	\$10.00 (plumbing permit only)
Gas	\$15.00 (gas and plumbing permit only)

Double the applicable fee will be charged if permits are applied for after installation has commenced, except when such installation is necessitated by an emergency repair or replacement, and application for a permit is filed within two business days thereafter.

#### OTHER INFORMATION

All active permits that have not had any requests for inspection within twelve (12) months of last inspection shall be null and void and new applications shall be submitted and fees at current rates shall be paid before any permits are issued and any work may commence.

ARTICLE 44. On motion of Russell T. Graham it was voted to indefinitely postpone Article 44.

ARTICLE 3. On motion of Carl H. Amon, Jr. it was voted to take Article 3 from the table.

ARTICLE 3. On motion of Carl H. Amon, Jr. it was voted that the Board of Selectmen be and they hereby are instructed in the matter of the sale of the property known as the Community Center to take into consideration the need of the Town's low income elderly for affordable housing and social services, as well as the Town's need for revenue. (Mr. William C. Brown of Precinct 8, requested that he be recorded as present, and not voting.)

ARTICLE 3. On motion of Douglass L. Barker it was voted that the School Department and/or School Committee be instructed to take the necessary actions to return the permanent public address system in the Reading Memorial High School Auditorium to proper working order. Repairs as required are to be funded from the School Department's available funds and are to be completed by July 1, 1985.

ARTICLE 3. On motion of Paul C. Dustin it was voted to indefinitely postpone Article 3.

ARTICLE 2. On motion of Paul C. Dustin it was voted to take Article 2 from the table.

ARTICLE 2. On motion of Paul C. Dustin it was voted to indefinitely postpone Article 2.

On motion of Paul C. Dustin it was voted that this meeting stand adjourned sine die.

Meeting adjourned at 10:05 P.M.

128 Town Meeting Members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

## SPECIAL TOWN MEETING

Reading Memorial High School

June 24, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:55 P.M., there being a quorum present.

The Invocation was given by the Rev. David W. Reid of the First Baptist Church, followed by the Pledge of Allegiance to the Flag.

Robert I. Nordstrand asked for a moment of silence in memory of Frank Stevens who passed away recently.

ARTICLE 1. Mr. Clifford D. Allen, Chairman of the School Committee presented the Reading Exemplary Teacher Recognition Awards to the following teachers:

- Claire Flynn, Reading Teacher of the Alice Barrows Elementary School.
- Leo Kenney, Biology Teacher of the Reading Memorial High School.

These awards are made each year through the generosity of Dorothy and Arnold Berger.

ARTICLE 1. The following letter, sent to Dr. John D. Delaney, Principal of the W. S. Parker Middle School, from William J. Bennett, Secretary of the United States Department of Education, was read into the record by Paul C. Dustin:

"Please accept my warmest congratulations, and share them with your faculty, your students, and your community. Your school is one of 212 public secondary schools in the United States selected for recognition in the 1984-85 Secondary School Recognition Program.

Though the Department of Education confers this honor, in a sense we are acting as agents for a broadly-representative group of distinguished educators and laymen who reviewed many fine schools in order to select those that are uncommonly successful in providing high quality education to all their students. Schools selected by the review panelists show steadfast dedication to achieving excellence and surmounting obstacles. It is my privilege to salute you, and through you, your school, for these outstanding achievements.

During the next two months, Department staff will apprise you of our plans for a national recognition ceremony here in Washington, to which I hope very much that you will be able to come.

There is nothing more precious than a first-rate school."

ARTICLE 1. A presentation was made by Philip B. Pacino, Chairman of the Finance Committee, to Russell T. Graham, in appreciation for his service as Chairman and member of the Finance Committee.

ARTICLE 1. On motion of Paul T. Dustin, the following report of the Finance Committee, presented by Philip B. Pacino, was accepted as a report of progress.

### FINANCE COMMITTEE REPORT

Mr. Moderator - Town Meeting Members:

In this Special Town Meeting you will be asked to appropriate sums totaling \$715,597 to complete the funding of Town Government for Fiscal Year 1986. The appropriations will mainly cover salary costs needed to fund union negotiation settlements and other salary increases.

First let us see where we are in terms of what's been appropriated previously.

FY 1986

Appropriations - Annual Town Meeting

Budget	\$25,364,921	
Special Articles	<u>712,375</u>	\$26,077,296

Other Local Appropriations

Offsets	\$ 336,219	
County Charges	277,572	
State Charges	474,702	
Water Resource Authority	315,664	
Overlay Reserve for Abatements	<u>388,730</u>	\$ 1,792,887

Gross Amount to be Raised

\$27,870,183

Less Receipts & Revenues

Borrowing	204,000	
Free Cash	0	
Available Funds	1,344,000	
Revenue Sharing	230,000	
Stabilization Account	407,000	
Local Receipts	5,240,000	
State Receipts (Cherry Sheet)	<u>5,440,468</u>	\$12,865,468

Amount to be Raised by Taxation

\$15,004,715

Maximum Levy Limit

FY 85	\$15,064,025
Plus 2.5%	376,600
Plus New Construction	210,000
	<u>\$15,650,625</u>

Particular attention is called to the overlay reserve for abatement which the assessors have agreed to lower at this time by \$50,000 in order to free up the funds to be used in other areas of the budget.

Thus as we now move into this Special Town Meeting, we are placed in the following position.

Maximum Levy Limit	\$15,650,625	
To be raised from taxation from Annual Town Meeting	<u>15,004,715</u>	
Further to be raised		\$ 645,910
Pension cost of living adjustment available		<u>70,000</u>
Total Available	117	<u>\$ 715,910</u>



## Appropriations requested

Article 4	\$	453	
Article 5		1,347	
Article 6		706,052	
Article 7		7,245	
Article 11		500	
		<hr/>	\$ 715,597

As you can see from this exhibit, if all articles are passed favorably, the budget would be at the maximum estimated level it could be at under the legal limits of Proposition 2½. If for any reason any department needs funding beyond the amounts as proposed at this Special Town Meeting, then some very obvious tough decisions will have to be made as to the funding of those amounts. Service cuts might have to be made.

Mr. Moderator, people say no FinCom Report is complete without some extra "Doom and Gloom". This report, Mr. Moderator, will be no exception. The budget calculations for Fiscal Year 1986 as we saw earlier, includes certain items whose continuance into Fiscal Year 1987 is questionable. These items include Federal revenue sharing, which is expected to be discontinued; continued large increases in state aid and any possible effect of our Municipal Light Department's disagreement with one of your neighbors. Additionally, the Stabilization Fund, which has been used as a source of revenue the last 3 years to offset the restraints of Proposition 2½ will not be available for that purpose in the future. With the adoption of the Fiscal Year 1986 Budget at Annual Town Meeting this year, the Stabilization Fund will become fully deleted. This, plus the other items mentioned before, could add up to a possible Million Dollar plus loss of revenue. A loss that would need to be made up in other areas of the budget calculations, be it expenditures or additional revenue.

Finally, Mr. Moderator, I want to thank the people who all responded to the urgent call to serve on the FinCom for the coming year. It was very gratifying to know that in an age of apathy there are those who still care.

ARTICLE 1. On motion of Paul C. Dustin it was voted to lay Article 1 on the table.

ARTICLE 2. On motion of Philip D. LeBlanc it was voted that:

Town Meeting instruct the Board of Public Works to consider the property at the foot of Salem Street, across from Wes Parkers, as the future site of the new Board of Public Works and report back at a public hearing before the Fall Town Meeting with their findings. This property was considered once before and dismissed.

I make this motion for the following reasons:

1. At a cost of Three + Million Dollars for the Board of Public Works on the dump which will consume — acres of this potentially valuable land, the figure of \$350,000 per acre has been bandied about. We may be putting ourselves deeper into debt than needed and possibly reducing the net worth of the remaining land. One thing for certain, we will be out the sale price of this acreage and the annual taxes it would bring in if a private developer were to build on it, if Town Meeting is not familiar with the area.

2. Currently on Salem Street there are two large vacant brick buildings; the old flea market and Gallahue's Super Market, with a large paved parking lot in front of them. Both buildings appear to be in excellent condition and one has a For Rent sign on it.

3. We must take action on this "now", or "by default" we may lose out on this potential site if a tenant signs a long term lease. If this happens, I fear again, "by default", the Board of Public Works will be on the Dump, time will have run out.

ARTICLE 2. On motion of Paul C. Dustin it was voted to lay Article 2 on the table.

ARTICLE 3. On motion of Philip B. Pacino it was voted that Article 3 be indefinitely postponed.

ARTICLE 4. On motion of Philip B. Pacino it was unanimously voted that the sum of Four Hundred Fifty Three (\$453.00) Dollars be raised from the tax levy and appropriated to the Assessors' salaries, and that the Town revise the Assessors' salaries for Fiscal 1986, as previously set by Article 15, line item 17 of the Annual Town Meeting, in accordance with Chapter 41 of Section 108 of the Massachusetts General Laws, set effective July 1, 1985, to Nine Thousand Five Hundred Four (\$9,504.00) Dollars.

ARTICLE 5. On motion of Philip B. Pacino it was voted that the sum of One Thousand Three Hundred Forty Seven (\$1,347.00) Dollars be raised from the tax levy and appropriated to the Treasurer's salary, and that the Town revise the Treasurer's salary for Fiscal 1986 as previously set by Article 15, line item 25 of the Annual Town Meeting, in accordance with Chapter 41 of Section 108 of the Massachusetts General Laws, set effective July 1, 1985, to Twenty Eight Thousand Two Hundred Eighty Two (\$28,282.00) Dollars.

103 voted in the affirmative

1 voted in the negative

2/3 vote required

ARTICLE 6. On motion of Philip B. Pacino it was voted that the sum of Seventy Thousand (\$70,000.00) Dollars be transferred from Receipts Reserved for Appropriation (Pension Cost of Living) and that the sum of Six Hundred Thirty-Six Thousand Fifty-Two (\$636,052.00) Dollars be raised from the tax levy and that paid sums totaling Seven Hundred Six Thousand Fifty-Two (\$706,052.00) Dollars be appropriated to the various boards and departments of the Town for the purpose of funding salaries, and to fund other cost items that may be contained in agreements reached with the Town whether through collective bargaining or otherwise, as follows, each item to be considered a separate appropriation.

SELECTMEN	\$4,183	BUILDING INSPECTOR	\$ 3,400
FINANCE COMMITTEE	101	FIRE ALARM	445
ACCOUNTANT	3,002	EDUCATION	433,938
ASSESSORS (Clerical)	3,693	BD. OF PUBLIC WORKS	44,340
COLLECTOR (Clerical)	3,333	WATER	19,556
TREASURER (Clerical)	2,447	SEWER	5,946
TOWN CLERK (Clerical)	1,942	LANDFILL	510
PERSONNEL BOARD	540	CONSERVATION	3,739
PLANNING BOARD	373	BOARD OF HEALTH	1,974
BUILDING MAINTENANCE	3,940	COUNCIL ON AGING	5,003
POLICE	65,739	VETERAN	725
PARKING TICKETS	148	CEMETERIES	6,229
SCHOOL TRAFFIC	2,383	LIBRARY	13,892
FIRE DEPARTMENT	73,523	CONT.RETIREMENT	1,008

ARTICLE 7. On motion of Philip B. Pacino as amended by Paul C. Dustin, it was voted that Seven Thousand Two Hundred Forty Five (\$7,245.00) Dollars be raised from the tax levy and appropriated to the Northeast Regional Vocational School for the purpose of additional funding to meet its assessment to the Town.

ARTICLE 8. On motion of Philip B. Pacino it was voted that the sum of Three Hundred Fifteen Thousand (\$315,000.00) Dollars be raised from the tax levy and appropriated for the Massachusetts Water Resources Authority sewer assessment; such funds to be spent by and under the direction of the Board of Public Works.

ARTICLE 9. On motion of Philip B. Pacino it was voted that the Town rescind remaining authorization for the Bond issue voted in Article 22 at the Adjourned Session of the Subsequent Town Meeting on November 13, 1980.

ARTICLE 10. On motion of Philip B. Pacino it was voted that the Town accept the provisions of General Laws, Chapter 41, Section 69B, relative to the disposition of water revenue.

ARTICLE 11. On motion of Philip B. Pacino it was unanimously voted that the Town accept the report of the Board of Public Works upon the laying out as a public way of the following private way known as Granger Avenue, under the provision of law authorizing the assessment of betterments, such highways being laid out in accordance with plans duly approved by the Board of Survey and filed in the office of the Town Clerk in accordance with the statutory requirements, and that the Town authorize the Board of Public Works to take such land in fee or rights of easements therein by eminent domain, under the provisions of Chapter 79 of the General Laws, as amended, or acquire said land in fee or rights of easement therein by purchase, gift or otherwise and to assess betterments therefore and that the Town vote to accept the public way laid out by the Board of Public Works as Granger Avenue, and that the sum of Five Hundred (\$500.00) Dollars be raised from the tax levy and appropriated for the construction of said way, such sums to be spent by and under the direction of the Board of Public Works.

On motion of Paul C. Dustin it was voted that this meeting stand adjourned sine die.

Meeting adjourned at 9:30 P.M.

119 Town Meeting Members were present.

A true copy: Attest

Lawrence Drew  
Town Clerk

## SPECIAL TOWN MEETING

Reading Memorial High School

September 23, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:45 P.M., there being a quorum present.

The invocation was given by the Rev. James Cann of the Old South United Methodist Church, followed by the Pledge of Allegiance to the Flag.

ARTICLE I. The following report, presented by Philip B. Pacino for the Finance Committee, was accepted as a report of progress.

### FINANCE COMMITTEE REPORT

The saga continues -

I cannot help but feel as I approach this microphone that the members of the audience are thinking "Not another doom and gloom report". After a review of our budget and our possible future financial status I must report to you that the tradition of "doom and gloom" need lives on.

"Hell is the truth seen too late". This quote stated over 300 years ago by John Locke could apply to the future budgetary and financial processes of the Town.

Quickly though we must add that this does not necessarily have to be. As implied by the quote if we see the "truth" now then we can possibly avoid a future filled with uncertainty and problems.

It is our belief that if this body acts prudently the means are very much available to help offset our upcoming financial problems. Some very crucial decisions will be made at this Special Town Meeting which will affect the future operations of this Town for years to follow.

First let us look at the analysis and projections which have brought us to this judgment.

Analysis of tax levy FY 87, 88 and and 89  
Budget projection FY 87,88 and 89

The projection contains several assumptions.

All salary increases for the periods involved would be equal to those given in recent periods.

The increases in state aid will be used to offset increases in operating expenses other than salary. Therefore, except for pension and medical expenses, no increases in expenses and no increase in state aid have been put into the projection since it is assumed the two would offset.

All amounts from the stabilization fund are excluded from the projection since at the last Annual Town Meeting the stabilization fund became fully exhausted.

No amounts were included for major building projects anticipated EG-BPW garage, Town Hall/library and fire station in order to present a clearer financial picture prior to making a decision on them.

For the same reason income from sales of landfill and Community Center Dept., etc. were left off the projection.

Quite clearly you can see that the Town in the coming three years would, without even considering the effects of any new building projects, have to provide for deficits totaling around \$720,000 for FY 87, \$990,000 for FY 88 and \$1,200,000 for FY 89.

To cut these amounts from the Town budget would have a severe adverse effect on the Town's services.

The magnitude of the cuts would dictate they likely be made from major items such as payrolls, capital equipment, roadway repairs, large ticket maintenance items and other such items which would affect the service of the Town.

Simple quick-fix solutions such as freezing salaries might be impractical and ill advised if we want to retain certain levels of employee quality, competence, and the employees themselves.

Imagine if you will, the effect of the above solution on the quality of education. Imagine the effect on the quantity and quality of public safety. Imagine the effect on attracting and retaining quality people in all departments.

Looking further at this analysis it would seem as it seemed in the FinCom report to the Special Town Meeting on February 25, 1985, that we are headed for a future of doom. The Finance Committee then, as now, advises that this need not be the case, if the Town is willing to use the assets it has to offset the budget increases of the future.

Reading has land for development in prime locations that it can sell to offset the limitations of Proposition 2½ for many years to come.

Let us look at the potential available sales revenue as it stands at the present time.

#### Sale of real estate exhibit.

The Finance Committee sees on the one hand possible adverse effects on our operating budget by possible future budgetary increases and by funding new building projects from the tax levy. On the other hand, the FinCom sees the availability of sale of land revenue. Thus, again as it had previously done the FinCom determined that a financial plan is an absolute need.

The financial plan we advise town meeting to support consists of the following:

1. That all proceeds of sale of real estate be put in a reserve for appropriation. Such funds to be available to defray operational budget problems of the future and/or special capital projects as determined by Town Meeting.
2. If voted that the DPW garage project be built at a cost of \$3,280,000 on the land fill site. The building cost of the project is to be handled over a 10 year period and that the cost of the land is to be paid for out of the reserve for appropriation set up from proceeds of the sale of real estate.
3. That all future capital projects EG - Town Hall/library, fire station be funded from the reserve for appropriation set up from the proceeds of sale of real estate.
4. That all new tax revenue resulting from new capital development be used to fund the operation budget of the Town and not be used to fund capital projects.



5. The following action be taken as quickly as possible:

- (a) The Planning Board proceeded with addressing the zoning of the Community Center in order that the eventual sale brings the higher dollar.
- (b) That the Selectmen proceed with appraisal of the Bear Hill property and that the Planning Board address the zoning question in order that the eventual sale brings the highest possible dollars.
- (c) Swift action be taken on portions of the landfill site to do whatever is necessary to sell some at the highest possible dollars.

By supporting the financial plan the Town of Reading and its Town meeting will somewhat preserve the services of the Town and allow them to go on reasonably unimpeded. The plan would give Town Meeting breathing room and not force it to make all decisions under the threat of Prop. 2½.

You probably thought your attendance at this Special Town Meeting was for the purpose of funding the DPW move. We believe that this Special Town Meeting goes far beyond that point.

The decision you make at this Special Town Meeting will decide the fate of Town government for years to come.

It is our belief that by supporting the FinCom plan we began to set in place a financial plan which will serve the Town well.

We urge Town meeting to support the plan.

As the FinCom report to the February 25, 1985 Town Meeting stated, "taking dollars you have now and putting with them into an account for future anticipated needs is not "deficit financing" as some have termed it. It is in fact prudent financial planning of the highest caliber. Committing dollars you do not have and cannot anticipate is deficit spending hopefully to be reserved to that layer of government far removed from this auditorium."

In closing, the FinCom feels that it is important to bring to Town Meeting's attention the facts concerning the amount of funds available to be spent during the remainder of the year.

Free cash is at a deficit of \$210,361, thus there will be no funds available from free cash to be spent.

The overlay reserve at present has available around \$118,000 which would be available for Town Meeting. Any amounts available from the current year overlay are not known at this time.

At this Special Town Meeting, appropriation is being requested for amounts totaling \$108,597.

Unless additional amounts become available during the remainder of the year Town Meeting could have as little as \$10,000 of available funds to cover articles that could come before it during the remainder of the year.

ANALYSIS OF TAX LEVY LIMITS

## FY 86 Tax Levy Limits Allowable

FY 85 levy	\$ 15,064,025
2½ thereon	376,000
New Construction	<u>253,472</u>
	<u>\$ 15,693,497</u>

## FY 87 Tax Levy Limits Allowable

FY 86 levy	\$ 15,693,497
2½ thereon	392,337
New Construction	<u>350,000</u>
	<u>\$ 16,435,834</u>

## FY 88 Tax Levy Limits Allowable

FY 87 levy	\$ 16,435,834
2½ thereon	410,896
New Construction	<u>350,000</u>
	<u>\$ 17,196,730</u>

## FY 89 Tax Levy Limits Allowable

FY 88 levy	\$ 17,196,730
2½ thereon	429,918
New Construction	<u>350,000</u>
	<u>\$ 17,976,648</u>

BUDGET PROJECTION FY 1987

FY 86 budget	\$26, 792,394
Pension	200,000
Health Insurance	100,000
Debt service decrease	(238,000)
Salary increase	<u>755,375</u>
	<u>\$ 27,609,769</u>
Other appropriation	<u>1,850,000</u>
	\$ 29,459,769
Less receipts and revenues	<u>12,300,00</u>
	<u>\$ 17,159,769</u>
Levy limit	\$ 16,435,834
Above	<u>17,159,769</u>
	<u>\$ (723,935)</u>



BUDGET PROJECTION FY 1988

FY 87 budget	\$ 27,609,769
Pension and health	300,000
Debt service decrease	(65,000)
Salary increase	793,144
	<u>28,637,913</u>
Other appropriation	<u>1,850,000</u>
	\$ 30,487,913
Less receipts and revenue	<u>12,300,000</u>
	<u>\$ 18,187,913</u>
Levy limit	\$ 17,196,730
Above	<u>18,187,913</u>
	<u>\$ (991,183)</u>

BUDGET PROJECTION FY 89

FY 88 budget	\$ 28,637,913
Pension and health	200,000
Debt service decrease	(74,000)
Salary increase	832,801
	<u>\$ 29,596,714</u>
Other appropriation	<u>1,850,000</u>
	\$ 31,446,714
Less receipts and revenues	<u>12,300,000</u>
	<u>\$ 19,146,714</u>
Levy limit	\$ 17,976,648
Above	<u>19,146,714</u>
	<u>\$ (1,170,066)</u>

SALE OF REAL ESTATE

DPW land TASC	\$ 1,760,000
Depot	125,000
McManus	<u>60,000</u>
	\$ 1,945,000
Used FY 86	<u>(278,500)</u>
Available at present	1,666,500
Community Center	1,200,000
Bear Hill land estimate	<u>2,000,000</u>
	<u>\$ 4,866,500</u>

Remaining land fill     ?

ARTICLE I. Paul C. Dustin, Chairman of the Board of Selectmen reported on the sale of the Community Center.

ARTICLE I. The following report of the Board of Public Works presented by James R. Boucher, was accepted as a report of progress.

#### REPORT ON THE DUBITZKY PROPERTY

On motion of Mr. Philip D. LeBlanc at the Special Town Meeting held June 24, 1985, the Board of Public Works was instructed to review the so-called Dubitzky property on Salem Street as a potential site for the new public works facility.

An analysis of the property was completed by the staff, reviewed and accepted by the Board. This information was sent to Mr. LeBlanc on August 7, 1985, with copies to the Board of Selectmen, Town Moderator, Planning Board, Industrial Development Commission, Conservation Commission and Board of Health. A Summary of the analysis follows:

#### LOCATION AND AREA

The subject property is located at the intersection of Salem and Torre Streets, near the Route 128/129 rotary. The property consists of two parcels, neither of which can be used for the public works facility on its own. When combined, the two parcels contain less than 7 acres of useable land, as discussed below:

- (a) The larger (6.01) acre parcel is zoned for single-family homes, with more than half of this parcel within the Wetland Zone or its 100 foot buffer zone as defined in the Wetlands Protection Act. There is little chance that waivers can be obtained to fill the wetlands, as the area acts as a large retention pond for a major drainage system. Review of old topological maps and data from excavations for water and sewer systems in the immediate area clearly indicate that this parcel was filled in over peat bogs. Only an extensive site investigation can determine the actual subsurface conditions, but it is reasonable to assume that subsurface ground conditions are of major concern to construction. The approximate cost of such an investigation will be \$30,000.
- (b) The smaller (3.38 acre) parcel is zoned for business, and borders on the Wetland Zone. Although filling of wetlands will not be required, subsurface conditions are suspect for the same reasons given below.

#### EXISTING BUILDINGS

The smaller parcel contains structures and parking areas designed for commercial activities, most recently used for a grocery store and a flea market. Though original construction plans are not available for review, there is nothing to suggest that the buildings have structural foundations and floors that will support the loads developed by heavy vehicles. Structural steel, which can be seen, is light and appears to have been designed for simple roof loading. The exterior walls do not lend themselves readily to modification for the installation of multiple openings with overhead doors. Existing heating and cooling systems are clearly designed to serve large open areas and are not easily adaptable to public works facility space requirements.

In order to adapt these structures for vehicle storage and repair, the entire structure would have to be rebuilt to conform with the state building codes for that use, and would also have to conform to the requirements for energy efficiency. Costs for demolition of the structure is estimated to be between \$50,000 and \$75,000 depending on a location for disposal of the materials. There is value in recovery of the structural steel and joists, but the value will not cover the costs of demolition.

AVAILABILITY

The property is privately owned and there is the possibility of long term leases in effect. If it were to be used for the public works facility, it would have to be purchased or taken by eminent domain proceedings. The appraised value of land values in Reading have increased from 12 to 20 percent since then. A letter was sent to Mr. Dubitzky on July 2, 1985, asking if the subject property was for sale. A reply was received from his attorney on July 12, 1985, stating that "The owners of the property are not interested in selling the property for use as a garage".

CITIZENS CONCERN

The Facility Relocation Committee held open meetings concerning various potential sites, and documented the concerns of citizens. The following concerns pertained to the Dubitsky property:

(a) Traffic Safety: The property is located on a curve, thereby making access difficult. Construction of a public works facility at this location would add approximately 500 moves per day. This number could be equal to those moves created by a shopping center of this size; however, truck and other vehicle moves would be heaviest during those hours that Salem Street has heavy traffic to serve industrial and commercial facilities in North Reading and Wilmington . . . early morning and late afternoon.

(b) Operational Noise: There would be an increase in noise level due to normal operation of the public works facility, but the impact would be greatest during snow removal and sanding operations.

(c) Environmental: Due to periodic flooding in the area, residents are concerned about additional runoff created by the paved areas necessary for public works operations.

(d) Property Values: The public works facility would have a negative effect on property values in the surrounding residential areas.

CONCLUSION

The Board of Public Works believes that no further action should be taken regarding this property. Given the nature of the property, site problems, acquisition and development costs, citizen concerns and the owner's reluctance to sell, the site should be eliminated from consideration for construction of the new public works facility.

Respectfully submitted,  
BOARD OF PUBLIC WORKS  
Douglass L. Barker, Chairman  
Barry E. Hampson, Secretary  
Arthur Polychrones  
Robert P. Griffin  
James R. Boucher

ARTICLE 1. The following Planning Board Report, presented by Maureen Rich, was accepted as a report of progress.

PLANNING BOARD REPORT

As a context for hearing the Planning Board's Report tonight, I would like to make one comment. To be workable, a democracy assumes that public decisions are made in a context where a substantial majority of concerned citizens with no special or personal interest in any one solution will act for the greatest good of all citizens.

I call on you tonight to bring all the information and knowledge you have to bear on the issues at hand, but please hold your emotions in check so that you can hear new information and make the best decisions for the good of our Town tonight. Mr. Pacino has highlighted how important those decisions will be.

At the spring Town Meeting you voted to approve \$25,000 to study the John Street industrial area. The Planning Board issued a request for proposals to do this work. After interviewing five finalists the eminently qualified firm of Minot, DeBlois & Maddison was selected. In the subsequent three months the study you are about to hear reported upon was done. I would now like to turn the microphone over to Pam McKinney who will report on that study. Report attached.

ARTICLE 1. On motion of Paul C. Dustin, it was voted to lay Article 1 on the table.

ARTICLE 2. On motion of William C. Brown, it was voted that the Board of Selectmen, at the Subsequent Town Meeting of 1985, provide each member with a list of all Town owned lots as show on Plat 123 of the assessor's map and under which Board, Committee or other, control of said lots are held.

ARTICLE 2. On motion of Paul C. Dustin, it was voted to lay Article 2 on the table.

ARTICLE 3. On motion of Philip B. Pacino, it was voted that the Capital Outlay Plan, as provided for in Article III, Section II of the By-Laws of the Town, as adopted at the Subsequent Town Meeting of November, 1984, and amended at the Special Town Meeting of February, 1985, and the Annual Town Meeting of April, 1985 be amended as follows:

**FY 86 CHANGE:**

PUBLIC WORKS GARAGE

From \$3210.5 to \$3700.0

ARTICLE 4. On Motion of Paul F. Caselle, it was voted to transfer \$500.00 from the existing FY 1985-1986 Board of Health expense account Line Item 01-501-5705-371 to a new account line item account for out-of-state travel, not to exceed \$500.00.

ARTICLE 5. The following motion of Maureen Rich was discussed:

That the sum of Ten Thousand (\$10,000) Dollars be transferred from the Overlay Reserve and appropriated for the purpose of hiring consultants to make a hydrology study of Town owned land commonly known as the Haverhill Street Nike Site, and shown on the Assessors plans as Plat 170, Lots 1 and 2 and Plat 171, Lot 1. Said funds to be expended under the direction of the Planning Board.

On motion of William C. Brown, it was voted that this meeting stand adjourned to meet at 7:30 P.M. on Thursday, September 26, 1985, in the Memorial High School auditorium.

Meeting adjourned at 10:55 P.M.

160 Town Meeting members were present.

A true copy. Attest:

ADJOURNED SPECIAL TOWN MEETING

Reading Memorial High School

September 26, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:30 P.M.

On motion of Joseph E. Callahan, it was voted to adjourn this meeting until 7:30 P.M. on September 30th, 1985, at the Reading Memorial High School. This motion to adjourn was as a result of a lack of a quorum, and the impending Hurricane.

Meeting adjourned at 7:40 P.M.

5 Town Meeting members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

ADJOURNED SPECIAL TOWN MEETING

Reading Memorial High School

September 30, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:30 P.M., there being a quorum present.

The Pledge of Allegiance to the Flag was given.

ARTICLE 5. On motion of Paul C. Dustin it was voted to lay Article 5 on the table.

ARTICLE 1. On motion of Paul C. Dustin it was voted to take Article 1 from the table.

ARTICLE 1. A verbal report was given by John H. Crooker on the status of the clean up by the Reading Municipal Light Department, as a result of Hurricane Gloria.

ARTICLE 1. On motion of Paul C. Dustin it was voted to lay Article 1 on the table.

ARTICLE 5. The following motion presented by Maureen Rich was voted in the NEGATIVE.

Moved that the sum of Ten Thousand (\$10,000) Dollars be transferred from the Overlay Reserve and appropriated for the purpose of hiring consultants to make a hydrology study of Town owned land commonly known as the Haverhill Street Nike Site, and shown on the Assessors plans as Plat 170, Lots 1 and 2 and Plat 171, Lot 1. Said funds to be expended under the direction of the Planning Board.

ARTICLE 5. Mr. Timothy B. Pressey moved that Article 5 be reconsidered.

On motion of Paul C. Dustin it was voted to adjourn because of a lack of quorum.

Meeting adjourned at 11:05 P.M.

138 Town Meeting members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

ADJOURNED SPECIAL TOWN MEETING

Reading Memorial High School

October 3, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:30 P.M., there being a quorum present.

The Pledge of Allegiance to the Flag was given.

ARTICLE 5. Paul C. Dustin moved that the motion for reconsideration by laid on the table.

ARTICLE 2. On motion of Paul C. Dustin it was voted to take Article 2 from the table.

ARTICLE 2. On motion of Elizabeth W. Klepeis as amended by John W. Price, it was voted that Town Meeting instruct the Board of Selectmen to establish a Task Force consisting of a representative or representatives of the Board of Selectmen, Board of Public Works, the Planning Board, the Conservation Commission, the Industrial Development Commission and the Representative of the General Court. The Finance Committee shall appoint a liaison to this Task Force. The Board of Selectmen shall Chair said Task Force and each above-mentioned Board or Commission shall have one vote (regardless of the number of representatives serving). The Task Force shall be charged with reviewing the land currently zoned for industry located off Ash Street known as the Biggio property, and any or all contiguous property for the purpose of establishing a site for the Reading Board of Public Works facility. Said Task Force shall report back its findings to the November Town Meeting. This motion, as amended, was voted in the affirmative.

ARTICLE 2. On motion of Paul C. Dustin it was voted to lay Article 2 on the table.

ARTICLE 6. On motion of Barry E. Hampson it was voted that Article 6 be indefinitely postponed.

ARTICLE 7. On motion of Barry E. Hampson it was voted that Article 7 be indefinitely postponed.

ARTICLE 8. Elizabeth W. Klepeis moved that the Town vote to accept 200 shares of General Cinema Corporation stock as a gift from Dorothy and Arnold Berger to create a Trust Fund, the income from which will be used annually for Exemplary Teacher Award(s). This motion as amended was voted in the affirmative.

ARTICLE 9. Paul C. Dustin moved that the sum of Ninety Eight Thousand Five Hundred Ninety-Seven (\$98,597) Dollars be appropriated from the Overlay Reserve for the purpose of funding an increase in the Fiscal Year 1986 Casualty Insurance Premiums and Insurance Deductable Account, said sum appropriated as follows.

Casualty Insurance (to be spent under the direction of the Board of Selectmen)	\$88,897.00
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Insurance Deductable (to be spent under the direction of the Law Committee)	\$9,700.00
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This Article was voted in the affirmative.



ARTICLE 5. On motion of Timothy B. Pressey, it was voted to take "Motion to Reconsider Article 5 from the table. This motion was voted in the negative.

ARTICLE 10. On motion of Clifford D. Allen it was voted to indefinitely postpone Article 10.

ARTICLE 2. On motion of Nils L. Nordberg it was voted to take Article 2 from the table.

ARTICLE 2. On motion of Nils L. Nordberg it was voted to move the checkers' desks three rows to the back.

On motion of Paul C. Dustin it was voted that this meeting stand adjourned sine die.

Meeting adjourned at 8:50 P.M.

132 Town Meeting members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

## SUBSEQUENT TOWN MEETING

Reading Memorial High School

November 12, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:40 P.M., there being a quorum present.

The Invocation was given by the Rev. E. Lewis MacLean of the Church of the Nazarene, followed by the Pledge of Allegiance to the Flag.

ARTICLE 1. Paul C. Dustin presented the status of the "John Street Task Force", indicating that the Task Force would report on Thursday, November 14, 1985, and that if Articles 11 and 12 were to come up tonight, that they, the Board of Selectmen, would move that these articles be postponed until after that report was given on November 14, 1985.

ARTICLE 1. On motion of Paul C. Dustin the following report, presented by Philip B. Pacino for the Finance Committee, was accepted as a report of progress.

Mr. Moderator:

As FinCom has warned over the last year, the FY87 budget will mark the start of a new period in the Town of Reading finances. With the disappearance of the stabilization fund the Town will embark into a period of limited funds available for Town operations.

The Town of Reading will be facing a set of circumstances for the first time that other towns and cities in the Commonwealth have already faced in prior years.

As evidence of this "budget crunch" let's look at the next five (5) possible years of the Town operations based on similar assumptions we are operating under for the FY86.

### BUDGET PROJECTION

	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>FY 1991</u>
Prior Year Budget	\$26,792,394	\$27,859,768	\$29,527,912	\$30,780,713	\$31,729,154
Pension	250,000	250,000	250,000	250,000	250,000
Group Insurance	100,000	100,000	100,000	100,000	100,000
Casualty Insurance	200,000				
Debt Service Decrease	(238,000)	(65,000)	(74,000)	(232,000)	(357,500)
New Debt Service		590,000	270,000		
New Debt Service Decrease			(261,000)	(44,000)	(44,000)
Salary Increase	755,375	793,144	832,801	874,441	918,163
	<u>27,859,768</u>	<u>29,527,912</u>	<u>30,880,713</u>	<u>31,729,154</u>	<u>32,555,817</u>
Other Appropriations	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
	<u>29,759,768</u>	<u>31,427,912</u>	<u>32,780,713</u>	<u>33,629,154</u>	<u>34,495,817</u>
Less Receipts & Revenues	<u>12,300,000</u>	<u>12,100,000</u>	<u>12,100,000</u>	<u>12,100,000</u>	<u>12,100,000</u>
To Be Raised From Levy	<u>\$17,459,769</u>	<u>\$19,327,912</u>	<u>\$21,680,713</u>	<u>\$21,529,154</u>	<u>\$22,395,817</u>

	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>FY 1991</u>
Levy Limit					
Prior Year Levy	\$15,693,497	\$16,235,834	\$16,811,730	\$17,572,023	\$18,361,324
2½ Thereon	392,337	405,896	420,293	439,301	459,033
New Construction	<u>150,000</u>	<u>170,000</u>	<u>340,000</u>	<u>350,000</u>	<u>460,000</u>
	<u>16,235,834</u>	<u>16,811,730</u>	<u>17,572,023</u>	<u>18,361,324</u>	<u>19,280,357</u>
Surplus (Deficit)	(1,223,935)	(2,516,182)	(3,108,690)	(3,167,830)	(3,115,460)
Sale of Real Estate					
Funds		590,000	834,000	790,000	746,000
	<u>\$(1,223,935)</u>	<u>\$(1,926,182)</u>	<u>\$(2,274,690)</u>	<u>\$(2,377,830)</u>	<u>\$(2,369,460)</u>

The FinCom conclusion at the present time on how to properly deal with the problem of limited funds is that we recommend that all budgets for FY87 be level funded. How we decided on this conclusion follows:

The FinCom first received input from the Town Treasurer and Town Accountant on FY87 budget increases and decreases and expected revenues. The Assessors gave the FinCom an estimate of the possible new construction for FY86.

The FinCom asked each board and department to bring to our attention any unusual circumstances which might call for additional funding. The response, although not done by every board and committee, was in some cases very extensive and informative.

The FinCom with all this information then attempted to gaze into FY87 and try to, within reason, project what the FY87 funds available and expenditures will be, based on certain knowns and certain assumptions.

FY 1987 PROJECTION  
Funds Available

Receipts and Revenue

FY 1986	\$12,935,500
Stabilization Fund	(407,000)
Borrowing	(204,000)
Sale of Real Estate	(278,500)
Additional State Aid	<u>250,000</u>

\$12,296,000

Levy Limit

FY 1986 Levy	\$15,693,497
2½ Thereon	392,337
New Construction	<u>150,000</u>
	<u>16,235,834</u>

TOTAL FUNDS AVAILABLE

\$28,531,834

FY 1987 PROJECTION  
Expenditures

FY 1986 Budget Appropriation		\$26,792,394
Pension Increase		250,000
Group Insurance Increase		100,000
Casualty Insurance Increase		200,000
Debt Service Decrease		(238,000)
One Time Special Articles		<u>(450,000)</u>
		\$26,654,394
Other Appropriation		
FY 1986	\$ 1,850,000	
Water Resource Authority	<u>50,000</u>	<u>1,900,000</u>
TOTAL EXPENDITURE TO BE PROVIDED FOR		<u>\$28,554,394</u>

FY 1987 PROJECTION

TOTAL FUNDS AVAILABLE	\$28,531,834
TOTAL TO PROVIDE FOR	<u>28,554,394</u>
DEFICIT	<u>\$ (22,560)</u>

The \$22,000 deficit thus indicates that there is projected no additional funds available to fund increased appropriations. The deficit being small also indicates that under the above scenario major reductions of budgets are not warranted. The FinCom thus after a review of department needs by a vote of 15-0, recommends that all budgets for FY87 be level funded.

The FinCom in the above conclusion has not used any part of the sale of real estate funds to fund the current operations of the Town for FY87. It is the philosophy of the Fin Com that the sale of real estate funds not be used at this time and instead be held to indirectly fund the cost of bonding of new building construction. To do so otherwise at this time might force the situation where the Town would have to fund the bonded construction costs from the current operational budget with no indirect offset for the sale of real estate. This funding in a period of limited funds would certainly force large budgetary cuts and thus have an extremely adverse effect on the Town services.

It should be stated that any projection contains margins of error. The FinCom in its deliberated try to, within reason, project its numbers based on as many knowns as possible.

With this in mind let's examine four (4) major unknowns and therefore, assumptions, more closely:

1) Increase in state aid - The FinCom has projected a \$250,000 increase. It is possible that more state aid beyond the \$250,000 will be received. However, since increases are not sure things, the FinCom for this purpose has deemed that \$250,000 is a reasonable estimate at this time.

2) Increase in pension, casualty insurance and group insurance - the numbers projected by FinCom are estimates and could be higher or lower in the final amounts.

3) Special Article - The FinCom has set aside \$260,000 for use as special articles. Six Thousand (\$6,000) Dollars is for articles that are repetitive in nature, such as Police and Fire indemnification, Police uniforms, Fire uniforms and Police cruiser. The remaining \$200,000 is for other special articles that the FinCom views will need to be funded. The FinCom estimate is based on what it knows now. Should a situation between now and budget time occur that requires attention, the FinCom estimate would be obsolete.

4) Additional revenue - The FinCom has projected no additional revenue except an increase in state aid. It is possible there will be additional revenue. For this projection the FinCom deemed it inappropriate to speculate on this point.

Additionally, the FinCom, as part of their recommendation, strongly urges that all Town departments review all possible sources of revenue they can raise for the Town and take all appropriate steps to increase that revenue.

As the assumptions become known, the full picture of Town finances will become clearer. The projection and the recommendation therefrom should be viewed as a first step in the budget planning process.

In prior years the Town of Reading has been able to sidestep the effects of the limits of Prop 2½ by carefully planning and allocating the Town's resources. In an effort to continue this prudent process, the FinCom requires that all budgets for FY87 be submitted to the FinCom by December 31, 1985. The FinCom must be aware of all the budget amounts at the start of the decision process and thus will not allow any exceptions to this deadline.

The FinCom will review each budget, judge it based on the merits contained therein and make appropriate recommendations to Town meeting. The FinCom during this process will attempt to compare department needs against one another and set a spending course the Town can live with.

If and when the financial picture of the Town indicates that there will be additional funds available beyond these the FinCom now projects, the FinCom will look to allocate these funds on a priority basis.

However, it should be cautioned that at the present time to base spending decisions on funds that are questionable of receipt, could lead to far greater problems than basing spending decisions on an under estimate of funds.

I conclude with the following thoughts. The budget for FY87 for reasons detailed above, will be unlike the budget of any previous year. The guidelines the FinCom has issued could be interpreted as harsh. However, based on current facts the FinCom believes that the guidelines represent a just and logical plan to deal with the problem of limited funds. With these guidelines, we will have continued to commit ourselves to doing the best that is possible within the restraining direction of those who provide the money we spend and who are the Town of Reading.

ARTICLE 1. On motion of Paul C. Dustin it was voted to lay Article 1 on the table.

ARTICLE 2. On motion of Paul C. Dustin it was voted to lay Article 2 on the table.

ARTICLE 3. On motion of Philip B. Pacino it was voted that Article 3 be indefinitely postponed.

ARTICLE 4. On motion of Philip B. Pacino the following Capital Outlay Plan was voted in the Affirmative.

PROPOSED CAPITAL OUTLAY PLAN  
1986 - 1991  
ESTIMATED APPROPRIATIONS, IN THOUSANDS OF DOLLARS

<u>PROJECTS FUNDED BY TAX LEVY</u>	<u>FY1986</u>	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>FY 1991</u>
COMPUTER						
Lease	53.5	53.5	15.8	35.0		
BUILDING MAINTENANCE						
Building Improvements	15.4	25.0	25.0	25.0	25.0	25.0
Replace Truck	12.0					
DOG OFFICE						
Replace Truck		4.0				
POLICE DEPARTMENT						
Traffic Lights		25.0	200.0	225.0		
Radio Equipment		5.0	5.0	5.0	5.0	
Radar Guns		1.2		1.2		1.2
Computer	25.0					
FIRE DEPARTMENT						
Fire Station		1500.0				
Replace Engine	140.0					
Replace Ambulance		65.0				
Vehicle Replacement			13.0	13.0	50.0	250.0
Foam Bank					5.0	
Jaws of Life		10.0				
SCHOOLS						
School Data/Word Processor	35.0	35.0	35.0	35.0	35.0	35.0
Roof Replacement	261.8	100.0	193.0	146.9	136.5	150.0
Space Remodeling	37.4		20.0	20.0		
Oil Burner Replacement	24.0	12.0	12.0	12.0		
Chapter 504	11.5	26.5	10.0	10.0		
Bobcat Replacement	16.0					
Central Office Relocation					100.0	
Energy Related Projects	25.0		25.0			
Vehicle Replacement	12.0		12.0		12.0	
Athletic Storage Building			15.0			
Remodeling for Declining						
Enrollment		60.0				
Domestic Hot Water Conversion		11.5	6.5	6.5		
PUBLIC WORKS						
Garage	3700.0					
Storm Drain Construction	136.9	160.0	160.0	160.0	160.0	160.0
Roadway Overlay		58.0	60.9	64.0	67.2	70.5
Roadway Reconstruction	183.3	240.0	240.0	240.0	240.0	240.0
Equipment Replacement	120.0	135.0	240.0	210.0	95.0	129.0
Sewer System Reconstruction	42.8					
Sidewalk Construction	15.0					
Parks and Playgrounds	28.3	35.0	55.0	32.0	60.0	
Street Betterments (Accept.)	.5	20.0	20.0	20.0	20.0	20.0

<u>PROJECTS FUNDED BY TAX LEVY</u>	<u>FY1986</u>	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>FY 1991</u>
CEMETERY						
Cemetery Improvements	15.0	15.0	10.0	10.0	10.0	10.0
Equipment Replacement	20.2	13.0	3.0	3.2	25.0	
LIBRARY						
Library Roof & Gutters			80.0			
RECREATION						
Pool		25.0	50.0	150.0		
MUNICIPAL SPACE BLDG. COMM.						
Old Town Hall/Library Const.		1965.0				
PRIOR YEARS PROJECTS FUNDED BY BORROWING	<u>1219.9</u>	<u>1043.4</u>	<u>995.5</u>	<u>937.8</u>	<u>722.8</u>	<u>382.5</u>
TOTAL PROJECTS	<u>6150.5</u>	<u>5643.1</u>	<u>2501.7</u>	<u>2361.6</u>	<u>1768.5</u>	<u>1473.2</u>
INCOME						
Sale of Cemetery Lots	15.0	15.0	10.0	10.0	10.0	10.0
School Construction - State Aid	<u>172.2</u>	<u>172.2</u>	<u>172.2</u>	<u>168.1</u>	<u>116.9</u>	<u>57.4</u>
TOTAL TO BE RAISED BY TAXATION	<u>5963.3</u>	<u>5455.9</u>	<u>2319.5</u>	<u>2183.5</u>	<u>1641.6</u>	<u>1405.8</u>
TOTAL TAX VALUATION (Millions)	657.7	677.7	683.7	689.7	695.7	701.7
EFFECT ON TAX RATE	9.07	8.05	3.39	3.17	2.36	2.00
<u>PROJECTS FUNDED BY PUBLIC ENTERPRISE FUNDS</u>						
WATER						
Development of Wells	100.0	100.0		100.0	100.0	
Water Dept. Prior Borrowings	324.7	263.2	246.0	228.8	211.6	194.4
MUNICIPAL LIGHT DEPARTMENT						
1970 Enlarge Lighting Plant	39.9	38.1	36.3	34.5	32.7	30.9
New Power Feeder Station	123.4	118.2	113.0	107.8	102.6	

ARTICLE 5. On motion of Eugene R. Nigro it was voted that Article 5 be indefinitely postponed.

ARTICLE 6. On motion of Bayard R. Lincoln it was voted to amend "Schedule B - Compensation Plan" of Article XXIV of the By-Laws of the Town by deleting the existing pay ranges and substituting therefor the following, effective July 1, 1985, or take any other action with respect thereto:

<u>Grade</u>	<u>Min.</u>	<u>% Pt.</u>	<u>Mid.</u>	<u>Max.</u>
1	158.76	168.68	178.60	198.45
2	175.14	188.26	201.39	227.64
3	201.60	216.72	231.84	262.08



<u>Grade</u>	<u>Min.</u>	<u>% Pt.</u>	<u>Mid.</u>	<u>Max.</u>
4	227.22	245.70	264.18	301.14
5	255.78	278.15	300.51	345.24
6	286.65	313.90	341.15	395.64
7	322.98	356.90	390.81	458.64
8	363.72	403.73	443.73	523.74
9	407.82	456.75	505.68	603.54
10	460.74	519.44	578.13	695.52
11	520.38	590.63	660.87	801.36
12	583.38	668.01	752.64	921.90

ARTICLE 7. On motion of Bayard R. Lincoln it was voted to amend "Section 7 - Benefits and Working Conditions" of Article XXIV of the By-Laws of the Town by adding the following to subsection "(I) Longevity," to be effective July 1, 1985, or take any other action with respect thereto:

"\$500 annually upon completion of twenty-five years of service."

ARTICLE 8. On motion of Bayard R. Lincoln it was voted to amend subsection "(A) Sick Leave," of "Section 7 - Benefits and Working Conditions" of Article XXIV of the By-Laws of the Town by deleting the seventh paragraph which reads:

"Effective July 1, 1980, upon termination, (except termination by the Town for just cause) after 7 years of employment, at retirement or death, an employee shall be paid for unused sick leave not exceeding 90 (ninety) days at 50% (fifty per cent) of his daily rate of pay in effect at the time of termination."

and substituting the following:

"Effective July 1, 1985, upon termination (except termination by the Town for just cause) after 7 years of employment, at retirement or death, an employee shall be paid for unused sick leave not exceeding 100 (one hundred) days at 50% (fifty per cent) of his or her daily rate of pay in effect at the time of termination."

or take any other action with respect thereto.

ARTICLE 9. On motion of John H. Russell it was voted that the Town amend Article VI, Section 3 of the By-Laws of the Town of Reading by deleting the phrase "Twenty Thousand Dollars (\$20,000)" wherever it appears in said Section 3 and substituting therefor the phrase "Twenty Five Thousand Dollars (\$25,000)."

ARTICLE 10. On motion of Mary S. Ziegler it was voted that the Town reduce the membership of the Advisory Committee on Hazardous Waste as reorganized by vote under Article 10 of the Warrant for the November 12, 1981 Subsequent Town Meeting, so that said Committee shall be composed of not less than five citizens of the Town of Reading to be appointed by the Board of Selectmen. Such reduction in size to be effective July 1, 1986, or upon such earlier date as the Board of Selectmen shall have received resignations from such existing members of said Committee, which resignations reduce the numbers of remaining members to five.

ARTICLE 11. On motion of Paul C. Dustin it was voted to lay Article 11 on the table until after the "John Street Task Force Report" on November 14, 1985.

ARTICLE 12. On motion of Paul C. Dustin it was voted to lay Article 12 on the table until after the "John Street Task Force Report" on November 14, 1985.

ARTICLE 13. On motion of Paul E. Landers it was voted that the Town of Reading amend Article XXI, Public Conduct, of the By-Laws of the Town of Reading by adding a new "Section 7 - Creating a Hazard" which shall read as follows:

Section 7. No person shall, except as authorized or required by law, remove, alter the position of, deface, or disturb in any manner, any barrier, sign, manhole cover or grating placed or installed for the purpose of eliminating or mitigating a public safety hazard or potential hazard in or on any street, sidewalk, or public place within the Town.

ARTICLE 14. The following motion made by George A. Theophanis that the Town of Reading vote to amend the General By-Laws of the Town as follows:

1. Add a new Article XXXVII as follows:

ARTICLE XXXVII  
WARRANT COMMITTEE

Section 1. There shall be a Warrant Committee consisting of the chairmen of the Precincts.

Section 2. The Warrant Committee shall assist the Moderator of the Town Meeting as he may require and shall compile the warrant report.

The Warrant Report is intended to inform Town Meeting Members of the purpose of each warrant article and reasons offered for its passage or defeat. It shall include each warrant article accompanied by a brief explanation of its origin and purpose, other explanatory material, such as charts, graphs and maps, the recommendations of the Finance Committee, By-Law Committee and other standing committees of the Town Meeting, other matters appearing in the Finance Committee report and the recommendations from government bodies desiring to render such recommendations.

The Warrant Committee shall solicit recommendations from government bodies on warrant articles as it deems appropriate for inclusion in the warrant report.

The Warrant Committee shall promulgate rules as to the format and time of submission of reports for inclusion in the warrant report.

Section 3. The Town Clerk shall mail said warrant report to each Town Meeting Member at least seven (7) days prior to the first adjournment of the Annual Town Meeting, at least seven (7) days prior to the second Monday in November, and at least four (4) days prior to any Special Town Meeting.

2. Amend Article III by deleting Section 7 in its entirety and replacing it by a new Section 7 as follows:

Section 7. The Finance Committee shall make a written recommendation on all Articles that it has considered and shall submit such recommendations in a report to the Warrant Committee on or before a time specified by the Warrant Committee. The said recommendations should be those of a majority of the entire Committee, but

recommendations may also be made by a minority of said Committee. The Committee's report shall also state the total amount of appropriations recommended by it on the entire Warrant and the estimated tax rate based on such recommendations.

3. Amend Article XXXI by changing in Section 3 the words "Finance Committee report as specified in Section 7 of Article III of these By-Laws," to "Warrant report on or before a time specified by the Warrant Committee."

4. The By-Law changes adopted by this vote shall be effective for the first Subsequent Town Meeting following their approval by the Attorney General.

The above motion was voted in the Negative.

ARTICLE 15. On motion of Douglass L. Barker it was voted that Article 15 be indefinitely postponed.

ARTICLE 16. On motion of Douglass L. Barker it was voted that Article 16 be indefinitely postponed.

ARTICLE 17. On motion of John W. Price it was voted that the motion under this Article, presented by Douglass L. Barker, be laid on the table until after Article 34.

ARTICLE 18. On motion of Douglass L. Barker it was voted that Article 18 be indefinitely postponed.

ARTICLE 19. On motion of Robert L. Nordstrand it was voted to indefinitely postpone Article 19.

ARTICLES 20 - 25. On motion of Paul C. Dustin it was voted to lay Articles 20 - 25 on the table until after action taken on Articles 11 and 12.

ARTICLE 26. On motion of Clifford D. Allen it was voted that the Town accept the minimum salary provisions of Section 40 of Chapter 71 of the General Laws of Massachusetts and the corresponding provisions of Sections 16 and 17 of Chapter 188 of the Acts of 1985 relating to said minimum salary provisions.

ARTICLE 27. On motion of Clifford D. Allen it was voted that the Town accept Section 13 of Chapter 188 of the Acts of 1985 relating to professional development grants.

On motion of Robert P. Griffin it was voted that this meeting stand adjourned to meet on Thursday, November 14, 1985, at 7:30 P.M. in the Reading Memorial High School auditorium.

Meeting adjourned at 10:40 P.M.

132 Town Meeting members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

## ADJOURNED SUBSEQUENT TOWN MEETING

Reading Memorial High School

November 14, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:40 P.M., there being a quorum present.

The Invocation was given by the Rev. S. Lester Ralph, followed by the Pledge of Allegiance to the Flag.

ARTICLE 1. On motion of Paul C. Dustin it was voted to take Article 1 from the table.

ARTICLE 1. On motion of Paul C. Dustin, the following report presented by John W. Agnew, Jr. for the Task Force was accepted as a report of progress.

### **REPORT OF THE TASK FORCE ON RELOCATION OF THE BOARD OF PUBLIC WORKS**

November 14, 1985

#### **PREFACE**

In doing this study and report, certain premises were determined by the Task Force.

Although the Task Force realizes there has been controversy regarding the need for all the facilities as requested by the D.P.W., they did not feel any determination along these lines was in their charge from Town Meeting. Indeed they did not feel they had the knowledge or time to make any such decisions.

All costs of land acquisition, right-of-way, or other costs that would have to be negotiated and that are given in this report are only estimates. The estimates are based on information for similar costs in other projects and were obtained from engineers, realtors, etc., who are knowledgeable in the field. The Task Force felt it had no authority to enter negotiations with anyone.

The Task Force briefly considered sites in other locations in Town that have already been considered. It did so, however, not as a possible option for a full permanent site, but only if perhaps some small part of the DPW functions might be located away from the main facility. No conclusions were drawn.

When I took the job as Chairman of the Task Force, I must admit I was somewhat apprehensive as the members initially seemed almost diametrically opposed in their philosophies regarding a solution to the problem. I was delighted to find that everyone did their best, exploring with equal effort all possibilities. The Town has a right to be thankful they have such citizens, and I am grateful to them and honored to have served with them.

John W. Agnew, Jr., Chairman  
TASK FORCE COMMITTEE

#### **BIGGIO SITE**

#### **DESCRIPTION**

The Biggio land consists of approximately 5.01 acres of land with .6 acres as a developed house lot with a 175 foot frontage on Ash Street and the remainder undeveloped.

From its Ash Street frontage the northwest property line abutts residential property running in a northeasterly direction for about 165 feet. At this point the line turns about 90 degrees running northwesterly along the rear of the abutting residential property for about 160 feet. Making an opposite 90 degree turn, it again runs northeasterly for about 650 feet abutting industrial properties and ends at the railroad tracks. The rear property line at the northeast of the lot abutts the railroad tracks for about 350 feet, making another approximate 90 degree turn to the southwest back to Ash Street. This property line abutts Transitron industrial land for about 665 feet, and then residential property to Ash Street for about 245 feet.

The front portion consisting of .6 acres is a developed house lot with a residential house. At the rear of this lot the topography of the land drops from about 117 feet to about 85 feet. Fortunately, however, the major part of this drop is in the first 50 feet. A borderline vegetated wetlands consisting of about an acre runs through the center of the rear portion of the land with the wettest part abutting the railroad tracks. Currently the only access to the property is from the Ash Street frontage.

#### THE STUDY

The Task Force approached this property as a possible site from four different concerns: cost of development, access to the property, environmental concerns, and potential for siting the proposed DPW facility on the property.

#### ENVIRONMENTAL CONCERNS

Wetlands - The wetland area on this site is approximately one acre in size (see Exhibit A). The wetland area receives runoff from the upland watershed of the northern side of Ash Street. A defined channel running through the wetland basin directs the water flow toward the railroad tracks. The wetland area is extremely flat and water moves through the site slowly. The site also has been disturbed by human activity. In some sections, the topsoil has been removed and the natural vegetation resultingly altered. The State law defines the boundaries of wetlands by the existing vegetation. Predominant wetland plants on the site include:

Buckhorn	Arrowwood
Sensitive Fern	Purple Loosestrife
Swamp Maple	Tussock Sedge
Black Alder	Swamp White Oak
Joe-Pye Weed	American Elm

Wetland Implications - Due to the wetland and floodplain conditions on this site, it would be necessary to relocate the wetlands to a site on the property abutting the railroad. Three different types of permits would be required.

1. Army Corps of Engineers, 404 Permit issued under the Federal Clean Water Act (application delay period = 60-90 days). This permit would be for the filling of a wetland area and would involve an assessment of the potential impacts of this proposed activity on the quality of the adjoining and downstream water.
2. Water Quality Certificate. This is a State permit issued by the Department of Environmental Quality Engineering (DEQE). This permit is required prior to the issuance of the 404 Permit referred to above and the application delay period is 90 days.



3. State Wetlands Protection Act (application delay period = 90-120 days). This proposed project calls for the alteration of more than the allowable maximum of wetlands under the State Regulations (max. = 5000 sq. ft.). Therefore, a variance from the limitations of this specific regulation would be required. This request for a variance would be directed to the Commissioner of the DEQE for his approval. The request for a variance should include the following information:

- (a) a description of alternatives explored that would allow the project to proceed in compliance with the regulation(s), and an explanation why each is unreasonable;
- (b) a description of the mitigating measures to be used to contribute to the protection of the wetland interests identified in the Wetland Protection Act; and
- (c) evidence that an overriding public interest is associated with the project which justifies waiver of the regulation.

Significant Interests - The wetland area of the Biggio property is presumed to be significant to groundwater supply, to flood control, to storm damage prevention, and to the prevention of pollution. The site must be studied to determine the actual wetland value of these specific interests. A request for a variance, as described above, should demonstrate that the subject site does not provide the wetland value that is presumed as a part of the Regulations. Also, the request for a variance must provide a replicated wetland area that will function as well or better than the original.

- Runoff Problems: The Biggio property presently is wooded and offers significant percolation for stormwater runoff. The proposed DPW facility, however, would require the paving and roofing of major areas of the site. This inevitable increase in stormwater runoff (per unit time) would be required to be detained in a pond-like basin. It is estimated that somewhere between one-half and three-quarters of an acre would be required for this utility.
- What the Regulations Mean: Environmentally, the Biggio property has significant problems for its potential use as a DPW facility. From the outset, an alteration of the quantity of wetlands proposed is outside the allowable tolerances of the State Wetlands Protection Act. Thus, a variance must be requested from the State. Variances are given sparingly. The variance request will only be considered if the Biggio property is a politically acceptable solution to the Town's siting of its DPW facility. Other permits which are necessary quite possibly present less problems than the variance procedure. It goes without saying, that any attempt to apply for permits and variances would require the unanimous cooperation of Town government and the Public.
- Summation: The Biggio property presents serious environmental constraints. The fact that the site preparation work for this site is outside the limits of the State permit process casts serious doubt as to the feasibility of the project. Once the means of access to this site is settled, the next major hurdle will be the request to alter more than six times the allowable maximum of wetland area. The process for this permitting will require a period of four months and will demand enlightened preparation and political lobbying.

#### ACCESS TO THE PROPERTY

The Task Force examined the access problem from two points. First, an access road from John Street with a right-of-way over the railroad tracks, and second, from a right-of-way off Ash Street.

From a practical viewpoint the only site for a road from John Street to the rail tracks would be along the property line of Boston Stove and the new TASC land. This is a distance of about 950 feet. It would require a negotiated sale from TASC for the land.

There were two approaches to crossing the tracks: the first by a bridge, and the second a grade crossing. Different types of bridge construction were examined from a pier to a sloped fill section, as well as the amount of land needed for a bridge siting, and vehicle maneuverability getting off and on at the Biggio side. Estimated costs ran from One to Three and One Half Million Dollars. In addition, the bridge siting and access used up acres of land. Although the B&M and MBTA favored a bridge over other types of crossing, the Task Force rejected this option as too costly and not practical.

The second approach was a grade crossing which meant crossing four tracks at the location considered. A rubberized crossing with signals and gates was proposed. Through the efforts of Representative Geoff Beckwith we met with appropriate State Officials to discuss the possibilities of crossing and to determine what steps and procedures are necessary to gain State approval. Meetings were held with Tom Hubbard from the Governor's Economic Development Office, Eugene Sullivan, Jr., MBTA Director of Railroad Operations; and Daniel Breen, MBTA Assistant Chief Engineering Officer.

As a result of these meetings it was learned that two public hearings are necessary. The first is before the Middlesex County Commissioners, at which time the Town and the MBTA present their case for the Commissioner's approval. This has been scheduled for December 3, 1985. The second is before the Massachusetts Department of Public Utilities. Prior to this hearing the Town must request and pay for a study of costs to construct a grade crossing which must be done by the MBTA. The cost for this will be \$1500. It should be pointed out that if a crossing is approved, the MBTA will handle all construction, although the Town will pay for it. It should also be pointed out that the MBTA and the B&M are very reluctant to approve any grade crossings, including this one and that only rarely are these approved. Nevertheless, the Task Force feels there is a possibility for an approval.

Once across the track the crossing would end on land now owned by Transitron. It should be noted that in September of this year Transitron had no permanent industrial access to their property. At that time the Reading Board of Appeals allowed a variance to them to cross residentially zoned property on Ash Street as a permanent access. This is currently being contested in court by the residents of Ash Street. The amount of land needed for this crossing is more or less academic, as at this location part of the Transitron land will be needed to site the DPW facility. This will be taken up later in this report relating to siting.

It should also be pointed out that the cost of a crossing can be treated as a betterment with part of this being charged to Transitron.

The Task Force spent a good deal of time trying to determine the cost of a grade crossing access as discussed. Although some discussions were held with the principals regarding the Biggio and Transitron land, there were no formal negotiations started or made. No meetings were held with TASC. As a result, any cost figures here are only estimates made from material gathered from realtors, engineers, etc. It should also be kept in mind that all work must be done under law at the prevailing wage rate, at State and Federal specifications, and by MBTA and B&M work crews.

An estimated cost is as follows:

Cost of road construction from John Street to tracks	\$103,000
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Cost of Right-of-Way from John Street to tracks	\$ 240,000
Cost of Utilities	105,000
Water - 16,000	
Sewer - 20,000	
Gas - 9,000	
Electric - 60,000	
Cost of Crossing - Rubberized with Signals and Gates (minus Betterment Cost to Transitron)	650,000
Cost of Transitron Property (See Siting)	
Cost of Railroad Right-of-Way	<u>100,000</u>
TOTAL	\$1,198,000

In addition, maintenance costs and inspection fees for the crossing will run approximately \$15 to \$20 Thousand per year.

The cost of the Railroad Right-of-Way is not known.

Several points of access from Ash Street were briefly discussed, but considered too controversial to be seriously considered with one exception. That exception was a proposed right-of-way off Ash Street across and between the south end of land currently owned by Lux at 238 Ash Street and land currently owned by Shurman at 246 Ash Street. This right-of-way would run in an easterly direction to the end of the Lux property and turn southerly about 80 feet across land now owned by Babcock and then across land owned by Paulson to the Biggio property (see Exhibit B). This right-of-way would be on industrial zoned property. If this is seriously considered and not negotiated, the Task Force would recommend taking by eminent domain. Costs associated with this as an access option are as follows:

Roadway Construction (with full curbing but no sidewalks, due to lack of proper width).	\$ 52,000
Electrical	60,000
Water Main Construction	20,000
Sewer Main Construction	20,000
Gas Main Construction	11,000
Right-of-Way Costs	<u>175,000</u>
TOTAL	\$ 338,000

Consideration was given to the portion of Biggio property fronting on Ash Street. Because of the sharp grade at the rear of the house lot, this idea was rejected.

The Task Force did not really consider the Ash Street access as an ideal access. Among other things would be traffic problems created at the junction of Ash and Main Streets.

The third consideration was determining a foot print for siting the DPW facilities on the property (see Exhibts A & C). Two separate siting plans were made by the DPW. The first was with office space, and the second without. The first plan would involve taking approximately 4.32 acres of Transitron land. It would also involve relocating the wetland vegetate area to a storm water storage area consisting of about an acre next to the railroad tracks at the northeast side of the Biggio property. In looking at Exhibit A, the arrows by the shop areas, maintenance and heated vehicle storage indicate door bays. The area outlined in a dotted line and stating Bordering Vegetated Wetlands would be an outdoor storage area for pipe, sand, etc. The buildings are located to act as a shield to obscure this unsightly yard area from Transitron, keeping in mind future development of the Transitron property. There is really little room to place the DPW buildings in another formation. The site topography with the steep embankment on the west side (see dotted line edge of embankment) has the rear of the heated vehicle storage building acting as a retaining wall against the embankment. To the east are relocated wetlands. In the second siting by eliminating the office building and, therefore, the need for office parking space, some land is gained, but not much.

Borings were taken by the Task Force at four points, basically one at the proposed salt storage, cold storage, shop area, and vehicle storage. It would appear that a normal foundation design could be utilized at this site.

Cost of development for the Biggio/Transitron site are estimated as follows:

Clear and grub 7 acres at \$1,000	\$ 7,000
Strip and remove loam 12,000 c.y. at \$3.50	42,000
Excavate and remove surplus 20,000 c.y. at \$3.75	75,000
Relocate wetland	
Excavate and dispose 1,500 c.y. at \$3.50	5,250
Replace loam 1,500 c.y. at \$1.25	1,875
Vegetation L.S.	15,000
Compensatory Area	
Excavate and dispose 700 c.y. at \$3.50	2,450
Fine grade 20,000 s.f. at \$.05	1,000
Control structure L.S.	6,500
<b>TOTAL</b>	<b>\$ 156,075</b>

Finally, full cost options for acquiring, preparing and developing access to this site were compared.

Option No. 1 With Rail Crossing	
Cost of acquiring Biggio land without house and	
Cost of acquiring Transitron land	\$ 900,000

Cost of Access with Rail Crossing	1,198,000
Cost of land development	<u>156,075</u>
TOTAL	\$2,254,075
Option No. 2 Access from Ash Street	
Cost of acquiring Biggio land without house and	
Cost of acquiring Transitron land	\$ 900,000
Cost of access from Ash Street	338,000
Cost of land development	<u>156,075</u>
TOTAL	\$1,394,075

### GENERAL TIRE

#### DESCRIPTION

The General Tire Plant is a large rambling light manufacturing plant with buildings having a total area of about 260,000 square feet. The land is zoned industrial and access is from a road leading to the plant from John Street near Boston Stove. The southerly line of the lot abutts the railroad tracks; the easterly side Boston Stove; the northerly side John Street and Bolton Street; and the northwesterly side Cerretani's Supermarket.

The facility is made up of many separate buildings of different design and construction and obviously was developed over a long period of time. The major amount of floor space is + four feet above grade, and the design criteria is for light diversified manufacturing. Column spacings vary from building to building, as do elevations. The buildings at the south end are of fairly "modern" construction: steel columns, structural steel, metal deck, concrete floors and sprinklers. Column spacing varies from 24' x 30', 16' x 18', to 16' x 16'. Walls are generally 6" and 8" concrete block raised to the metal deck. Windows are quite closely spaced.

#### DEVELOPMENT POSSIBILITIES

The plant has recently been bought by Damon Industries of Watertown, MA, a manufacturing company making metal fastenings. It is the company's intention to use 100,000 sq. ft. of the 260,000 sq. ft. available. The company is renovating the building through industrial revenue bonds and a U.D.A.G. grant. Some of the remaining space has already been leased. Members of the Task Force spoke with the owner, Mr. George Danis, who offered as the only space available for a DPW facility an area in the northeast corner of the lot along with approximately 1.8 acres of yard. (See Exhibit D). Although no serious discussions were held with Mr. Danis, he indicated that portion of the plant would rent for about \$5.42 per sq. ft. Given the amount of space needed, this would be approximately \$200,000 per year. A great deal of renovation would be needed before the space could be used. Some of the required work is as follows:

1. Garage door openings made (none exist) and overhead doors installed.
2. Ramps into the building would have to be constructed, and these would only be allowed in the small yard area, cutting more space for outside storage.

3. Truck, garage and shop areas would have to be separated by two (2) hour fire walls and doors necessitating new interior footings.
4. Major sprinkler, heating and window modifications are necessary, and a complete ventilation system would have to be installed.
5. Office partitioning would have to be made, along with wiring, etc.

If all of the above were accomplished, there would still be a major obstacle which is the columns. Their spacing would make it very difficult for vehicle maneuvering. In fact, more space than normal would be needed for any maneuvering.

#### CONCLUSION

When first considering this building, the Task Force had in mind a ten year lease. It was felt that this would immediately solve the time problem of the DPW move and would allow time needed to explore other possibilities. It was also felt that within the ten year period the Town's financial picture would have improved considerably with an increased tax base resulting from the landfill development.

It became apparant that this option would be too costly. Estimated renovations could run as high as One Million Dollars and this done on property we would not own. In addition, even with the renovations there would be the column problems, as well as outside storage space.

#### JOHN STREET SITE

Much has been written and discussed concerning this site, and it is not the intention of this report to be redundant in reviewing the possibility. For its deliberation the Task Force looked at this site for comparative purposes of the site only and the ramifications of its use in the proposed development of the Town's industrial land. For comparative analysis the Task Force used a site preparation cost figure of One Million Dollars for this site.

#### THE REVENUE CONSIDERATIONS

The Task Force felt from the beginning of its deliberations that not only must a site be feasible from a cost and utilization standpoint, but also that it not impede the revenue potential of an expanded tax base for the Town through industrial development. The Town faces a financial crisis with very little light at the end of a long tunnel. On one side the Town is tightly restricted in its ability to raise revenue, and on the other side a series of rising costs and lost revenue over which it has no control. Liability insurance, health insurance, pensions, water and sewer rates, architectural barriers, mandates, environmental mandates, Fair Labor Standards Act mandates, are all costs over which we have no control and are rising faster each year than the Town is allowed to increase revenue under Proposition 2½. To add to the problem is the potential loss of Federal Revenue Sharing Funds and cost of living increases to employees. The so called "Doom and Gloom" report of the Finance Committee (see Exhibit E) is if anything optimistic. Nor will the current projected sale of land in itself answer the problem (see Exhibit F). In addition the Town faces other building problems. The Central Fire Station is not structually sound to house proposed new equipment. The sale of the Community Center means the cost of new quarters for the Town offices housed there.

The Town has only three means to meet these problems: override of Proposition 2½ which has already been rejected, large cuts in service the Town already has rejected, small cuts such as the elimination of the dog officer, or increasing its tax base. In regards to the latter, the Town has eliminated most residential expansion through zoning and conservation which leaves industrial development. It is for these reasons the Task Force spent a good deal of its time relating the DPW location and its impact on the industrial zoned area at John Street.

### FINANCIAL SIGNIFICANCE OF THE LANDFILL

The landfill is a vital resource for the future financial stability of the Town of Reading. Its importance is seen in two ways: in the financial gains that it can yield in its own right and in the effect that the landfill will have on enhancing the development potential of our entire 90 acre industrial area. Be assured on two points - first, there IS a demand for additional first-class office park and hotel development along the Route 128 belt, as the Planning Board's consultant showed; and second, there are a number of well-known developers who have expressed serious interest in developing the landfill.

The Task Force, with the assistance of the Industrial Development Commission, has prepared some estimates of the land sales and tax revenues which the Town can expect to realize over the next ten years from development of the landfill (see Exhibit G). Three different development scenarios are portrayed here, the top two with the DPW on the landfill, and the bottom one, without the DPW there. Scenario 1A represents the most likely type of development one can expect next to the DPW: average-quality motel and R&D facilities. Scenario 1H represents a far less likely outcome, with the assumption that a first-class hotel is built next to the DPW and that top-quality office buildings occupy the remaining landfill. Scenario 2 represents the most likely type of development if the DPW is moved off the landfill. In this scenario, first-class office space shares the front of the landfill with a quality hotel, with further office development of similar quality being built on the rear of the landfill in three years.

A comparison of land sales revenues for these scenarios shows values of \$1.9 Million from Scenario 1A, \$4.4 Million from Scenario 1H, and \$7.8 Million from Scenario 2. The first revenues, which result from sale of the front dump land along John Street, are predicted to occur in FY 88. Under Scenario 1A these revenues are \$1.2 Million, while under Scenario 2 they are \$5.6 Million.

This is a difference of \$4.4 Million in land sales revenues two years down the road.

When land sale revenues from the back of the landfill and tax revenues from both front and rear are added, the difference between Scenarios 1A and 2 widens to \$16 Million over a 10 year period and to \$39 Million over a 20 year period.

### SUMMARY AND CONCLUSIONS

After reviewing all of these studies, the Task Force reached the following conclusions:

#### GENERAL TIRE PROPERTY

The Task Force rejected this as an option. The potential modification cost of a Million Dollars, plus the fact that with modifications there is not adequate yard space and the column problem made the site impractical.

#### BIGGIO PROPERTY

The possibilities of this as an option are dependent upon obtaining permission for a rail crossing and permission to relocate the wetlands. The prospects of obtaining a rail crossing



are not good. The environmental process for receiving permission to relocate the wetlands is a fragile one. At any one of the steps that have to be taken for this process, problems can occur.

The site as proposed does not offer many options for modifications or expansion due to the topography and wetlands. This should be taken into consideration if future plans for expansion are considered.

It should also be noted the Task Force felt that TASC would hardly be enthusiastic at the prospect of a fleet of trucks crossing their property every day. TASC has been rapidly expanding and has indicated they might want to build a third building. They have already rented the new office space at Boston Stove.

Last but not least, this option is expensive. The rail crossing option would add \$1.2 Million for site cost over the \$1 Million site preparation figure at John Street. The Ash Street option would add approximately \$200,000 for site costs over the site preparation at John Street. Some members of the Task Force felt that in spite of the additional cost this was a good investment, if based against the possible \$9 Million extra the John Street site would produce without the DPW facility. The Ash Street costs do not include any costs which might arise for legal expenses arising from litigation on the takings.

If the Ash Street option was taken, the traffic problems at the junction of Ash and Main Streets would still persist.

### RECOMMENDATIONS

During the review process a feeling developed that the Town had lost control. Every option seemed to rest on the decisions of outside influences. Cost of land acquisitions, permits, right-of-ways, time restraints all seemed to be being determined by others. It became apparent that it is extremely difficult to bargain or negotiate with tight time and financial restraints. In its final deliberating the Task Force felt it was time for the Town to take back the initiative and to have the parties bargaining with us and not us with them. The Task Force felt the best way to accomplish this and to solve many problems at the same time was to send out the R.F.P.'s (Request For Proposals) to national and international development companies offering them the opportunity to present to the Town their best plan to develop our entire industrial area. Attached to the R.F.P. would be a condition of linkage where it would be up to the developer to determine how the DPW facilities would be part of his plan. The Task Force recognizes that neither it, nor the Town, are experts in this field. The developers have the experience, money, and political know how necessary for the project. Let's use it! This is not the first time the Town has used linkage. The sale of the Community Center included the Developer accommodating the Elderly Drop-In Center. The Adams-Gentile property swap involved accommodating low income housing. The Task Force feels with the right R.F.P., developer initiative will provide several solutions to the DPW question. One such scenario might include a four story office building with a garage on the first floor to house the DPW facilities. In this scenario site costs could be reduced to the Town, but there are many other alternatives.

Fortunately 80% of such an R.F.P. has been done by our Industrial Development Committee with all information concerning the site. Such an R.F.P could be sent out in December with replies due back by the end of February and negotiations taking place with a recommendation to the Annual Town Meeting.

If this recommendation is followed through, other benefits to the Town will accrue. A timetable of development will be realized enabling the Finance Committee and the Town to know the time of revenue projections and be able to plan.

Even if there is some delay in the TASC timetable, the cost involved is certainly not greater than the alternatives we have been studying. It should also be considered that TASC itself has much to gain from a well thought out and planned development.

The vote of the Task Force was unanimous to send out the R.F.P.'s and the follow through. The Task Force also voted to proceed with the two hearing processes that have been requested for the rail crossing as outlined in the Biggio option.

	Respectfully submitted, TASK FORCE COMMITTEE
Board of Selectmen	John W. Agnew, Jr., Chairman Paul C. Dustin John H. Russell
Board of Public Works	Charles A. Darby Douglass L. Barker Robert P. Griffin
Conservation Commission	Anthony V. Fletcher Camille V. Anthony
Planning Board	Charles T. Costello Maureen Rich
Industrial Development Comm.	Michael F. Slezak Daniel A. Ensminger Donald C. Stroeble
State Representative	Curt E. Nitzsche Geoffrey C. Beckwith
Finance Committee	Donald C. Allen Brian J. McMenamin

ARTICLE 1. The following Five Year Plan prepared by the FinCom, was presented by Philip B. Pacino as part of the study being made by the "Task Force" on the relocation of the Department of Public Works.

Mr. Moderator:

The FinCom as part of the study being made by the Task Force on relocating the DPW has prepared a Five Year Plan relating to the sale of real estate funds.

#### SALE OF REAL ESTATE FUNDS

<u>Year</u>		<u>Worst Case</u>	<u>Probable Case</u>	<u>Best Case</u>
FY 1986	Presently available	\$1,666,500	\$1,666,500	\$ 1,666,500
FY 1987	Community Center sale	1,117,000	1,117,000	1,117,000
FY 1988	Bear Hill sale		1,200,000	1,800,000
	John Street Landfill sale- front section only		1,170,000	5,600,000
FY 1989				
FY 1990				
FY 1991	John Street Landfill sale- rear section only		700,000*	2,100,000*
	<b>TOTAL</b>	<u>\$2,783,500</u>	<u>\$5,853,500</u>	<u>\$12,283,500</u>

The FinCom prepared 3 possible scenarios. The first is the worst case. This would be if no additional property is sold. The second is the probable case. This would be what the FinCom could conservatively expect to happen given certain assumptions. The third case is what we could expect to happen if everything worked perfectly.



For FY86, presently available is what the Town has on hand from the sale of the TASC property, a portion of the landfill site sold to McManus and the sale of the Depot, less the funds used to fund the current operational budget.

For FY87, the Community Center sale is the amount set forth in the present P & S Agreement on the property.

For FY88, the Bear Hill sale figures are based, under the probable case, on two buildings of 60 units each possibly being built and, under the best case, on three buildings of 60 units each. A neighbor to this property, Summit Towers, built three buildings on their property. The Bear Hill property has a similar acreage to the Summit Tower property. However, FinCom, not being architects, is unsure three buildings will fit on the Bear Hill property.

The John Street landfill sale - front section only figures are calculated with the DPW garage on the landfill site under the probable case and with the DPW garage not on the landfill site under the best case.

For FY90, the John Street landfill sale - rear section only is calculated on the same assumptions as the front section. The probable case has the DPW garage on the landfill. The best case has the DPW not on the landfill. The FinCom has asterisked this sale due to the possible problems relating to possible DEQE requirements. If required this would certainly have an effect on the sale involving both timing and price.

I want to thank the assessors, the members of the IDC and Ben Nichols of the Land Bank Committee for their assistance in preparing this Five Year Plan.

On motion of Paul C. Dustin it was voted to lay Article 1 on the table.

ARTICLES 11 & 12. On motion of Paul C. Dustin it was voted to take Article 11 and 12 from the table.

ARTICLE 11. On motion of Maureen Rich it was voted to indefinitely postpone Article 11.

ARTICLE 12. On motion of Maureen Rich it was voted to indefinitely postpone Article 12.

ARTICLE 33. On motion of Paul C. Dustin it was voted that Article 33 be taken up out of order.

ARTICLE 33. On motion of Daniel A. Ensminger it was voted that the sum of Six Thousand (\$6,000) Dollars be transferred from the Overlay Reserve and appropriated for the purpose of marketing the John Street Industrial Area with provisions for the location of a new Department of Public Works facility. Said sum to be expended under the direction of the Industrial Development Commission, with the concurrence of the Task Force for the relocation of the Department of Public Works.

On motion of Michael A. Pacillo it was voted that this meeting stand adjourned to meet at 7:30 P.M. on Monday, November 18th, 1985, in the Memorial High School auditorium.

Meeting adjourned at 10:10 P.M.

126 Town Meeting Members were present.

A true copy. Attest:

## ADJOURNED SUBSEQUENT TOWN MEETING

Reading Memorial High School

November 18, 1985

The meeting was called to order by the Moderator, Stephen J. O'Leary, at 7:50 P.M., there being a quorum present.

The Invocation was given by the Rev. David W. Reid, of the First Baptist Church, followed by the Pledge of Allegiance to the Flag.

ARTICLE 33. The following Motion for Reconsideration presented by Michael J. Pacillo, was voted in the Negative.

Move that the sum of Six Thousand (\$6,000.00) Dollars be transferred from the Overlay Reserve and appropriated for the purpose of marketing the John Street Industrial Area with provisions for the location of a new Department of Public Works facility. Said sum to be expended under the direction of the Industrial Development Commission, with the concurrence of the Task Force for the relocation of the Department of Public Works.

16 voted in the affirmative

98 voted in the negative

ARTICLES 20 - 25. On motion of Paul C. Dustin it was voted to take Articles 20 through 25 from the table.

ARTICLE 20. The following Report of the Planning Board on Articles 20, 21, 22 and 23, was presented by Maureen Rich.

### PLANNING BOARD REPORT 1985 ADJOURNED SUBSEQUENT TOWN MEETING Municipal Reuse Rezoning Articles 20, 21, 22 and 23

Pursuant to Section 5, Chapter 40A, General Laws, a public hearing on this proposal was held on October 23, 1985, in the Selectmens' Meeting Room, Town Hall, 16 Lowell Street, with Board members John Wood, David Devine, Sandra Trainor and Chairman Maureen Rich present. There were also nine concerned citizens present at this hearing.

In accordance with Section 11, Chapter 40A, General Laws, the public meeting was published in the Reading Chronicle on Wednesdays, October 9th and 16th, 1985 and was also posted in Town Hall.

Because the legal notice advertising the public hearing was available to all those attending the public hearing, the Board voted unanimously to dispense with the Clerk's reading of the meeting notice.

These petitions were placed on the 1985 Subsequent Town Meeting Warrant by the Planning Board in response to a Town Meeting directive that the Community Center be sold for apartments and/or condominiums and that the Planning Board fulfill the requirements to make this type of use legal.

The goal of the Planning Board was to leave zoning unchanged by creating an overlay district. Opinion from other Town Boards, MAPC and Town Counsel was solicited. Guidelines were then developed for all parties to be involved in the process.

This concept can be utilized any time and any place the Town contemplates disposing of a municipal structure. However, a special Town meeting article is required, to designate meets and bounds, etc., each time the process is contemplated.

The following suggestions were made at the public hearing:

- insertion of reference to "other appropriate authorities" and related wording in the list of persons to receive plans and make comments;
- deletion of the word "new" in reference to landscaping features;
- insertion of a disclaimer of any intention by the Planning Board to usurp the jurisdiction of any other authorities;
- insertion of reference to the applicant's responsibility to secure all approvals necessary to the project;
- insertion of public hearing requirements;

There was also discussion as to the need to establish a maximum density.

Following input from those present a consensus of opinion was requested. There were:

7 - in favor  
1 - opposed  
1 - abstention

On Tuesday, November 12, 1985, the Planning Board, at its regularly scheduled meeting, discussed the suggestions raised at the public hearing and voted unanimously to support the amended motion at Town Meeting.

READING PLANNING BOARD  
Maureen Rich, Chairman  
John D. Wood, Clerk  
David A. Devine  
Michael F. Slezak  
Sandra J. Trainor

ARTICLE 20. On motion of Maureen Rich it was voted that the Zoning By-Laws be amended by adding the following at the end of Section 3.1. District: under the designated columns:

<u>Type</u>	<u>Full Name</u>	<u>Short Name</u>
Overlay	Municipal Building Reuse District	MR
117 voted in the affirmative 4 voted in the negative 2/3 vote required		

ARTICLE 21. On motion of Maureen Rich it was voted to amend the Zoning By-Laws by adding a Section 3.6.2., as follows:

3.6.2 In addition to the purposes enumerated in Section 1.0, the purpose of the Municipal Building Reuse District is to provide for the conversion of surplus municipal buildings and the land on which they are situated to private use, in a manner which

encourages residential development and use, which is compatible with the neighborhood in which it is situated and which fosters flexibility and creativity of development for the public benefit.

120 voted in the affirmative  
1 voted in the negative  
2/3 vote required

ARTICLE 22. On motion of Maureen Rich it was voted to amend the Zoning By-Laws of the Town by adding the following sections, or take any other action with respect thereto:

4.7. MUNICIPAL BUILDING REUSE DISTRICT

4.7.1. **USES PERMITTED IN MUNICIPAL BUILDING REUSE DISTRICT:** The Municipal Building Reuse District shall be considered as overlying other districts established by this By-Law. Any uses permitted in that portion of the districts so overlaid shall be permitted. In addition, a higher density residential use, including apartments or residential condominiums, may be permitted in such an overlay district under a Municipal Building Reuse Special Permit issued pursuant to Section 4.7.3.

4.7.2. **DIMENSIONAL CONTROLS IN MUNICIPAL BUILDING REUSE DISTRICT:** Subject to the provisions of Section 4.7.3., buildings in a Municipal Building Reuse District previously owned or controlled by the Town of Reading and existing at the time of the issuance of a Municipal Building Reuse Special Permit may remain and may be rehabilitated and rebuilt in their then location. The dimensional controls and intensity regulations as contained elsewhere in this By-Law shall not apply to such a building and the lot on which it is situated, but changes to the size of the lot or exterior dimensions of such building shall be subject to such dimensional controls and intensity regulations.

4.7.3. **MUNICIPAL BUILDING REUSE SPECIAL PERMIT:** The Special Permit Granting Authority may grant a Municipal Building Reuse Special Permit for the rehabilitation and utilization of buildings and the lot on which they are situated in a Municipal Building Reuse District, consistent with the uses permitted in Paragraph 4.7.1., provided that as a result of the Special Permit Process the following criteria are met:

(a) Access: There shall be adequate provisions for safe access for pedestrians and motor vehicles and for emergency services to the building and the land on which situated.

(b) Parking: There shall be adequate numbers of off-street parking spaces and loading and unloading spaces to conform to the provisions of Section 6.0. and its subsections. Exceptions may be granted by the Special Permit Granting Authority to allow for up to 20 percent of the parking spaces to be lesser in size (8' in width and 12' in length) for compact automobiles. Parking may be located in any yard area approved by the Special Permit Granting Authority.

(c) Utilities: The building shall be tied into municipal water and sewer services. All utilities must be adequate to serve the intended use.

(d) Site Plan Approval: The Planning Board grants Site Plan Approval (with or without conditions) pursuant to Section 4.7.5.

(e) Signs: All proposed signs shall comply with Section 6.2. and its subsections, excepting that if the building and land on which situated are located in a single family (S-10, S-20 or S-40) district, the Special Permit Granting Authority may permit a sign of no larger than 15 square feet which identifies only the building and occupants.

- (f) Uses: The proposed use is not detrimental to the public good.

4.7.4. SPECIAL PERMIT APPLICATION PROCESS: A person may make application to the Special Permit Granting Authority for a Municipal Building Reuse Special Permit in compliance with all of the conditions contained in Section 4.7.3. Site plan approval must be obtained from the Planning Board under Section 4.7.5, prior to the time when application is made to the Special Permit Granting Authority under this Section. Submitted with the application shall be one or more site plans and specifications, prepared, signed and sealed by a registered land surveyor, registered professional engineer or registered architect which shall indicate the following:

- (a) The size, dimensions and boundaries of the lot and existing building on that lot.
- (b) The proposed location and nature of all exterior structural changes intended for the existing buildings on the lot and any accessory buildings.
- (c) The distance between each structure on the lot and all buildings located within three hundred feet.
- (d) The proposed parking and driveway layout, including curb-cut locations, profiles and drainage design.
- (e) Any proposed grade changes to the lot and any retaining wall design.
- (f) The location of any zoning boundaries and zoning overlay districts on the parcel.
- (g) The existing and proposed interior layout of all buildings on the lot.
- (h) A table showing the number of proposed residential units, square feet of floor areas, the number of off-street parking spaces and loading and unloading spaces proposed on the plan.
- (i) Proposed plantings and landscaping and buffer areas proposed.
- (j) The drainage design of the proposal, including appropriate calculations.
- (k) The sewer, water, hydrant and other utilities systems layout designs.
- (l) The location, size and design of any proposed signs.
- (m) The proposed exterior lighting.
- (n) A locus plan showing the location of the lot in relation to the surrounding area.

At the time of filing, the applicant shall submit copies of all such plans also to the Planning Board, Board of Health, Board of Selectmen, Board of Public Works, Conservation Commission, Historical Commission, Reading Municipal Light Board, Reading Housing Authority, Fire Chief, Police Chief and other appropriate authorities in order to allow such Boards, Commissions, Committees, Authorities and persons to make appropriate recommendations to the Board of Appeals.

4.7.5. MUNICIPAL BUILDING REUSE SITE PLAN REVIEW: In order to provide also for a detailed design review as to any reuse of municipal buildings located within a Municipal Building Reuse District and for which a Municipal Building Reuse Special Permit is being sought, there shall be a Site Plan Review by the Planning Board. Eight



copies of the plans as described in Section 4.7.4. shall be submitted to the Planning Board when application is made for Site Plan Review. The Planning Board shall, as a minimum, take into consideration the following matters:

- (a) Arrangement, design, appearance and dimensions of proposed building changes, existing and new structures, all exterior lighting, and all screening and landscaping features, including, but not limited to, fences, walls, plantings, drives and walks;
- (b) The driveway layout, having in mind public safety and convenience and safety of vehicular and pedestrian movement within the site and the relationship to adjacent ways and lands;
- (c) The configuration of parking spaces in relation to proposed use of the premises;
- (d) Adequate waste disposal and surface and subsurface water drainage.

The Planning Board shall invite the Building Inspector, Conservation Commission, Historical Commission, Board of Public Works, Board of Survey, Board of Health, Police Department, Fire Department and other appropriate authorities to review the proposal and make recommendations to the Planning Board. The Planning Board shall have the power to approve, disapprove, approve with conditions or suggest modifications or recommendations to the plan or to any subsequent reviews to the plan. Any disapproval shall indicate what modifications to the plan would make it acceptable to the Planning Board. This power shall in no way eliminate, decrease, or abrogate the powers of any other board, committee, commission or other authority having legal jurisdiction. It shall be the duty and responsibility of the applicant to secure any and all permits, licenses and approvals necessary to the project. Copies of the detailed decision of the Planning Board shall be transmitted to both the applicant and to the Board of Appeals within 45 days after the Planning Board receives the submission for Site Plan review.

4.7.5.1. Upon submission for site plan review, the Planning Board shall hold a public hearing thereon, within thirty days after the date of submission, advertised in the same manner as public hearings for Special Permits.

120 voted in the affirmative  
1 voted in the negative  
2/3 vote required

ARTICLE 23. On motion of Maureen Rich it was voted to amend the Zoning By-Law and Zoning Map to establish the location and boundaries of the Municipal Building Reuse District and to include within that district, the following described property:

Land situated on the westerly side of Sanborn Street and easterly side of Linden Street, Reading, Massachusetts, being bounded and described as follows:

Beginning at the southeasterly corner thereof at a drill hole in a capstone on the westerly side of Sanborn Street;

THENCE, running westerly by and now or formerly of Luther G. Howard and by land now or formerly of Mrs. Proctor's heirs, two hundred sixty-seven and 4/10 (267.4) feet to Linden Street to a stake in concrete;

THENCE, turning and running northerly by Linden Street, two hundred sixty-one and 5/100 (261.05) feet to land now or formerly of Adelaide M. Sheak;



THENCE, turning and running easterly by land now or formerly of Adelaide M. Sheak and by land now or formerly of Mrs. Bosson, two hundred sixty-eight and 4/10 (268.4) feet to Sanborn Street;

THENCE, turning and running southerly by Sanborn Street, two hundred sixty (260) feet to the point of beginning. Being the land shown on a plan of land labeled: "Surveyed for Miss Sheak. Scale 1 in. = 40 ft. April 23, 1904. James A. Bancroft, Surveyor," recorded at the Middlesex South District Registry of Deeds at the End of Book 3093. Containing 69,787 square feet according to said Plan.

Said land is also shown as Lot 32 on Reading Board of Assessors' Plat No. 75, shown as containing 69,980 square feet according to said Assessors' Plat 75.

Meaning and intending to place within the Municipal Building Reuse District all of that land, with the improvements thereon, currently owned by the Town of Reading and known as the Community Center and numbered 52 Sanborn Street, Reading, Massachusetts and being the same premises acquired by the Town by deed of Adelaide M. Sheak recorded at Middlesex South District Registry of Deeds Book 3093, Page 61.

118 voted in the affirmative  
3 voted in the negative

ARTICLE 24. The following Report of the Planning Board under Article 24 was presented by Maureen Rich.

PLANNING BOARD REPORT  
1985 SUBSEQUENT TOWN MEETING  
Article 24  
"For Use" Variance

Pursuant to Section 5, Chapter 40A, General Laws, a public hearing on this proposal was held on October 30, 1985, in the Selectmens' Meeting Room, Town Hall, 16 Lowell Street, with Board members John Wood, David Devine and Chairman Maureen Rich present. There were also four concerned citizens present at this hearing.

In accordance with Section 11, Chapter 40A, General Laws, the public meeting was published in the Reading Chronicle on Wednesdays, October 16th and 23rd, 1985 and was also posted in Town Hall.

The meeting notice was then read into the meeting record by the Clerk.

This petition was placed on the 1985 Subsequent Town Meeting Warrant by the Planning Board in response to citizen request.

It is the legitimate authority of Town Meeting to authorize changes in the Zoning By-Laws. This power was abrogated to the Board of Appeals by Section 7.4.2.2. of the Zoning By-Laws.

At its September 11th, 1985 meeting, the Planning Board unanimously voted to present this Article to give Town Meeting the opportunity to re-examine this issue to determine its present usefulness to the Town.

During public hearing testimony, several courses of action were suggested to facilitate better control of zoning within the Town. They included periodic review of variances, regulations concerning information to be presented when filing for a variance and

increasing the Board of Appeals to five members. These suggestions, however, had no bearing on the issue being discussed and were not acted upon by the Planning Board.

Following testimony, a consensus of opinion was requested. Results were

1 - in favor  
2 - opposed  
1 - abstention

On Thursday, November 14th, 1985, the Planning Board, at its regularly scheduled meeting voted to support this Article at Town Meeting.

READING PLANNING BOARD

Maureen Rich, Chairman  
John D. Wood, Clerk  
David A. Devine  
Michael F. Slezak  
Sandra J. Trainor

ARTICLE 24. The following motion presented by Maureen Rich was voted in the Negative.

Moved that the Town vote to amend Section 7.4.2.2. of the Reading Zoning By-Laws by deleting "... including for use ..." so that 7.4.2.2. will read:

"To hear and decide petitions for variances in accordance with Section 10 of Chapter 40A."

101 voted in the negative  
9 voted in the positive

ARTICLE 25. The following Report of the Planning Board under Article 25 was presented by Maureen Rich.

PLANNING BOARD REPORT  
1985 SUBSEQUENT TOWN MEETING  
Article 25  
Site Plan Review

Pursuant to Section 5, Chapter 40A, General Laws, a public hearing on this proposal was held on October 30, 1985, in the Selectmens' Meeting Room, Town Hall, 16 Lowell Street, with Board members John Wood, David Devine and Chairman Maureen Rich present. There were also four concerned citizens present at this hearing.

In accordance with Section 11, Chapter 40A, General Laws, the public meeting was published in the Reading Chronicle on Wednesdays, October 16th and 23rd, 1985, and was also posted in Town Hall.

Because the legal notice advertising the public hearing was available to all those attending the public hearing, the Board voted unanimously to dispense with the Clerk's reading of the meeting notice.

This petition was placed on the 1985 Subsequent Town Meeting Warrant by the Planning Board as the result of increased pressures and demands of growth and the need for an effective growth management policy.

Site plan Review is a tool the Planning Board feels it needs in order to ensure that the Town of Reading develops to its fullest and best potential while maintaining its character. It will give us a way to plan and to preserve. The Planning Board will act as the agent through which all authorities will have input to all phases of a proposal -- before the project commences. Opinion was solicited from other Town Boards, MAPC and Town Counsel.

At the public hearing questions were raised regarding the intent of the regulations in the areas of construction and/or alteration costs, required approvals, extent of alterations, and possible application to residential use. Suggestions also included deletion of references to provisions for failure of the Planning Board to act within specified time limits, revision of the section outlining appeal procedures, and addition of a list of authorities to whom information should be submitted.

Following input from those present a consensus of opinion was requestd. There were -

3 - in favor  
0 - opposed  
1 - abstention

On Thursday, November 14, 1985, the Planning Board, at its regularly scheduled meeting, discussed the suggestions raised at the public hearing and voted 3-0-0 to support the amended motion at Town Meeting.

READING PLANNING BOARD  
Maureen Rich, Chairman  
John D. Wood, Clerk  
David A. Devine  
Michael F. Slezak  
Sandra J. Trainor

ARTICLE 25. On motion of Maureen Rich, as amended by George Hines and Maureen O'Brien, it was voted that the Town amend the Zoning By-Laws by adding in proper numerical location a new subsection 4.3.3. entitled Site Plan Review and reading as follows, or act in any other manner in relation thereto:

4.3.3.SITE PLAN REVIEW: No building or other permit, license or approval shall be issued for the construction, expansion or alteration valued at \$30,000 or more of the following uses, or relocation of the following buildings or structures, or for the change in use of land and buildings to the following; until a site plan for the lot on which such building or use is, or is proposed to be located, has been submitted and approved as provided herein.

(a) Any public or quasi-public, business, service, automotive, industrial, or recreational use.

(b) Any apartment, boarding house, roadside stand, or other permitted use substantially similar to the uses specified in subparagraphs (a) and (b) hereof.

4.3.3.1. For buildings and uses specified above and otherwise requiring no special permit, the site plan shall be submitted to the Planning Board, who shall hold a public hearing thereon, advertised in the same manner as public hearings for special permits, and may approve the site plan with or without modifications or, if the site plan is inconsistent with the Zoning By-Laws and duly adopted regulations of the Town of Reading, may disapprove the site plan. The Planning Board must hold a public hearing within thirty days of the filing of a site plan and act within twenty days following the date of the public hearing.

4.3.3.2. For buildings and uses requiring a special permit, the site plan shall be submitted to the Planning Board, and the Planning Board shall, within thirty-five days of filing, submit its recommendations to the Special Permit Granting Authority. If the Special Permit Granting Authority does not follow said recommendations relative to the site plan, it shall, in its decision, state in writing the reasons therefor.

4.3.3.3. The Planning Board shall adopt by a majority vote of its members and may from time to time amend reasonable regulations for the preparation, processing, and review of site plans including without limitations the size or scale, number of copies, information to be displayed or submitted, filing fees to cover the cost of advertising and review, the distribution of copies and the time within which other officials and boards may submit comments, and provisions, including the posting of security, to ensure compliance with conditions of site plan approval.

4.3.3.4. The applicant or other party in interest aggrieved by the action of the Planning Board under 4.3.3.1. may appeal in the manner provided for the appeal of special permit decisions.

4.3.3.5. The site plan shall display or be accompanied by information relative to the location, size, and materials of all building and structures on the lot, including underground utilities, parking, lighting, signs, fences, drainage and landscaping, and the topography, soils, and vegetative cover, including large trees, reasonably necessary to review the effectiveness of site design and its consistency with Town By-Laws, regulations, and standards in the following areas:

(a) Convenience, freedom from congestion and safety of vehicular and pedestrian traffic, including parking, access, egress, and circulation, both on the lot and on adjacent ways.

(b) Environmental impacts, including the disposal or discharge of solid or liquid waste and contaminants, and the risk of inundation, unsanitary conditions, and of water pollution.

(c) Increased adverse impact on adjacent properties and the measures to mitigate such impact, including buffer strips, physical or visual barriers, drainage installation and control of glare, noise, vibration, fumes, smoke, flashing lights, electromagnetic radiation, or the danger of explosion or fire.

(d) Adequacy of access by emergency and service or supply vehicles.

(e) Provision for light and air, including non-obstruction of solar energy receptors where appropriate.

(f) Attractiveness and efficiency of layout for the provision of public services.

At the time of filing, the applicant shall submit copies of all such plans and related materials to the Board of Health, Board of Selectmen, Board of Public Works, Conservation Commission, Historical Commission, Reading Municipal Light Board, Reading Housing Authority, Fire Chief, or other appropriate authorities, in order to allow such Boards, Commissions, Committees, Authorities and persons to make appropriate recommendation to the Planning Board.

Eight copies of all plans and related materials shall be submitted to the Planning Board.

4.3.3.6. It shall be the responsibility of the applicant to submit the site plan for review sufficiently in advance of the required time for action on any special permit, building permit or other application to avoid delay or disapproval of such application due to the lack of an approved site plan.

74 voted in the affirmative  
26 voted in the negative  
2/3 vote required

ARTICLE 1. On motion of Paul C. Dustin it was voted to take Article 1 from the table.

ARTICLE 1. The following report on the Town Water System, presented by Robert P. Griffin, was accepted as a Report of Progress.

Mr. Moderator, Ladies and Gentlemen:

The following report contains no technical analysis of the treatment process, no comprehensive assessment of the distribution system, and no prophetic vision of the Town's profile beyond common sense expectations. Rather, the report attempts to provide a concise review of current water related matters and to alert Town Meeting of anticipated needs.

Presently, Reading's entire potable water supply is produced from eight (8) active wells, concentrated in the northeast section of the Town. An additional and much needed high-yield well (82-20) located in the easterly region of our current well-field, is expected to come on-line early in 1986. This will increase the volume available substantially and, perhaps more importantly, will allow the Department greater flexibility in the operation of the other wells - allowing periodic shut-downs for repair and recharge when necessary. However, even though 82-20 will contribute significantly to the present volume, additional water sources will continue to be investigated. For example, the Department intends to contract for seismic studies to explore additional areas of the Town Forest and Bare Meadow area during FY87.

The Water Treatment Plant has been operating with commendable efficiency. Treating Reading's raw water supply is, to say the least, a challenging undertaking. Yet, the Plant is supplying the Town with water of excellent quality. Even when unexpected malfunctions occur, they have been met expeditiously with minimal, if any, impact on the water's quality. The Plant produces an average of 2.8 MGD during periods of normal use. To meet this demand, the plant operates approximately 12 to 16 hours per day with a staff of five workers. During hot weather, when the demand for water is at peak levels, the Plant requires 24 hour operation, taxing both the staff and, often, the available supplies.

One note of concern is the sodium level. Since the sodium is a natural constituent of the raw water and the treatment process is not designed to desalinate, we can only address the problem by making every effort to minimize the introduction of additional sodium during the treatment process.

In order to deliver water at or close to the level of excellence at which it leaves the Plant, an ambitious and vigorous maintenance schedule has been adopted to keep the distribution system in good operating condition. System flushing is now programmed to assure that troubled areas are flushed annually and that the entire Town system is flushed within a 3 year cycle. Pipe cleaning is performed routinely using the high-pressure poly-pig method; valves and fittings are replaced as the situation warrants, and elimination of dead ends, through looping the system, are sought wherever possible especially when plans for



new developments are considered. However, two areas greatly concern the Department: 1.) the water storage tanks are in need of immediate and costly attention, 2.) expected increases in demand in the immediate future will necessitate construction of an additional clear-water well or additional holding tanks for finished water.

Future demand, as mentioned frequently in this report, is of major concern to the Department and to the Board. Hypothesizing by using "best guess" estimations to approximate what volume may be demanded in the future, the Department has projected increases in the following areas:

- 1.) The number of potential single/double family dwellings within 10 years:  
Volume added: 120,000 GPD
- 2.) The demands to meet cluster-zoned areas, e.g., the Adams/Gentile property and, perhaps, the Nike Site:  
Volume added: 60,000 GPD
- 3.) Additional condominiums - e.g., at the Bear Hill Site:  
Volume added: 44,000 GPD
- 4.) Industrial growth in the John Street/Ash Street area:  
Volume added: 60,000 - 80,000 GPD
- 5.) Miscellaneous - e.g. Nursing homes and other potential development:  
Volume added: 125,000 GPD

Should these "guesses" materialize, the additional volume would be added to current residential demand.

To meet this demand probably would necessitate operating the Plant on a 24 hour basis with commensurate increases in cost and personnel. Meeting peak demands under such operating conditions would likely require stringent conservation measures being enforced to assure adequacy of supply.

Clearly, Reading's water situation from raw supply to sanitary distribution is a fragile system that is precariously balanced. It will require aggressive leadership to stay ahead of demand; careful, daily monitoring to assure quality and to protect the supply, and a Town dedicated to conscientious conservation to meet our needs and the needs of future Readingites. A further step in this direction can be taken with the adoption of the Aquifer Protection Zoning By-Law to be presented to this body. The Board and the Department feel strongly that such a protective By-Law is essential; indeed, we sincerely hope that a broader intercommunity aquifer protection plan will be forthcoming in the near future to extend protection beyond our own borders into the neighboring communities of Wilmington and North Reading in a regional effort to protect irreplaceable aquifer recharge areas. A Task Force sponsored by Representative Beckwith is currently meeting to this end. Ideally, common interests will override geographic boundaries to assure the safety of the water supplies and provide peace of mind to all involved.

ARTICLE 1. On motion of David A. Devine it was voted that the following Report of the Planning Board under Articles 28, 29, 30 and 31, be accepted as a Report of Progress.

PLANNING BOARD REPORT  
1985 SUBSEQUENT TOWN MEETING  
Articles 28, 29, 30 and 31

Pursuant to Sections 5 and 11, Chapter 40A, Massachusetts General Laws, the Planning Board duly advertised and posted notice of a public hearing on Articles 28, 29, 30 and 31,



which was held on Wednesday, November 4th, 1985, in the Selectmens' Meeting Room, 16 Lowell Street. Members of the Board of Public Works and the DPW presented a proposal to create an Aquifer Protection Overlay District to protect the Town's public water supplies.

During the hearing, a number of concerns were discussed and addressed. The Board of Public Works agreed to research the remaining unresolved issues with Town Counsel and other appropriate Officials.

A sense of the meeting was taken. There were 11 persons present with:

7 - in favor  
0 - opposed  
4 - abstentions

As a result of the issues raised, the Board of Public Works modified the original motions and presented the information to the Planning Board at their November 12th and 14th meetings.

The Planning Board met on Thursday, November 14th, 1985, and after discussion on the modified motions voted as follows:

Article 28                      3 - in favor  
                                    1 - opposed  
                                    1 - abstention

Article 29                      3 - in favor  
                                    1 - opposed  
                                    1 - abstention

Article 30                      3 - in favor  
                                    1 - opposed  
                                    1 - abstention

Article 31                      3 - in favor  
                                    1 - opposed  
                                    1 - abstention

READING PLANNING BOARD

Maureen Rich, Chairman  
John D. Wood, Clerk  
David A. Devine  
Michael F. Slezak  
Sandra J. Trainor

ARTICLE 1. On motion of Paul C. Dustin it was voted to lay Article 1 on the table.

ARTICLE 28. Robert P. Griffin moved that the Town amend the Zoning Map of the Town of Reading by adopting as Exhibit 5 thereto, the plan entitled "Aquifer Protection Overlay District Map, Town of Reading, Massachusetts" dated September, 1985, consisting of 1 panel of 1, copies of which map is on file with the Town Clerk; and to see if the Town will vote to amend Section 3.2. of the Reading Zoning By-Laws by adding at the end thereof the following language: There shall be appended to the "Reading Zoning Map" as Exhibit 5

the map entitled "Aquifer Protection Overlay District Map, Town of Reading" dated September, 1985 consisting of 1 Panel of 1.

This motion was voted in the Affirmative by a UNANIMOUS vote.

ARTICLE 29. David A. Devine moved that the Town amend Section 3.1. of the Reading Zoning By-Laws by adding under the appropriate columns the following district:

<u>Type</u>	<u>Full Name</u>	<u>Short Name</u>
Overlay	Aquifer Protection District	AQ

This motion was voted in the Affirmative by a UNANIMOUS vote.

ARTICLE 30. David A. Devine moved that the Town amend the Reading Zoning By-Laws to add definitions to the definitional provisions for the words "Aquifer" and "Groundwater" and "Hazardous and Toxic" and "Impermeable Surface" and "Leachable Wastes" and "Solid Wastes," by adding new sections 2.2.2.1., 2.2.15.1., 2.2.15.2., 2.2.17.1., 2.2.19.1., and 2.2.28.1., as follows, or take any other action with respect thereto.

2.2.2.1.       AQUIFER: Geologic formation composed of rock, sand or gravel, from which significant quantities of potable water may be obtained from wells.

2.2.15.1.      GROUNDWATER: All water found beneath the ground surface. The slowly moving subsurface water present in aquifers and recharge areas.

2.2.15.2.      HAZARDOUS AND TOXIC: Any solid or liquid substance or combination of substances, including any liquid petroleum product, that, because of quantity, concentration, or physical, chemical or infectious characteristics, poses a significant present or potential hazard to water supplies or to human health if disposed of into or on any land or water in this Town. Any substance deemed a "hazardous waste" in Massachusetts General Laws Chapter 21C, or deemed as toxic or hazardous substance in Massachusetts General Laws Chapter 94B shall also be deemed a hazardous material for purposes of this By-Law.

2.2.17.1.      IMPERMEABLE SURFACE: Natural or manmade material on the ground that does not allow surface water to penetrate into the soil.

2.2.19.1.      LEACHABLE WASTES: Waste materials, including solid waste and sludge, that are capable of releasing water-borne contaminants to penetrating water derived from rain or snowmelt.

2.2.28.1.      SOLID WASTES: Any discarded solid material, putrescible or nonputrescible, consisting of all combustible and noncombustible solid material including, but not limited to, garbage and rubbish.

This motion was voted in the Affirmative by a UNANIMOUS vote.

ARTICLE 31. David A. Devine moved that the Town amend the Reading Zoning By-Laws by adding the following paragraphs thereto:

4.8.           AQUIFER PROTECTION DISTRICTS.

4.8.1.        INTENT: The Aquifer Protection District is established for the following purposes:

4.8.1.1. To protect, preserve and maintain the water table and water recharge areas within the Town, so as to preserve present wells and potential future wells in the same aquifer, as sources of water supply for the public health and safety.

4.8.1.2. To protect the community from the detrimental use and development of land and waters within the Aquifer Protection District.

4.8.1.3. To conserve the aquifer areas of the Town of Reading for the health, welfare, and enjoyment of its people.

4.8.2. ESTABLISHMENT: Determination of Boundaries.

4.8.2.1. The Aquifer Protection District is hereby established to include those areas within Reading from which water will flow to the municipal wells, either directly through the groundwater system or indirectly, first, through the surface water system and then through the groundwater system. The district includes all areas delineated on the Aquifer Protection District Map, dated September, 1985, on file with the Town Clerk, Building Inspector, Planning Board, and Reading Department of Public Works.

4.8.2.2. Lots which are divided by the boundary of the district shall be included in the Aquifer Protection District if more than 50 percent of the lot is contained within the district.

4.8.2.3. Where the bounds delineated are in doubt or in dispute, the burden of proof shall be upon the owner(s) of the land in question to show where they should properly be located. At the request of the owner(s) the Town may engage a professional hydrogeologist or soil scientist to determine more accurately the location and extent of an aquifer or recharge area, and may charge the owner(s) for all or part of the cost of the investigation.

4.8.2.4. The Aquifer Protection District is an overlay district and shall be superimposed on the other districts, including the wetlands and floodplains overlay districts, established by the By-Law. No use not permitted in the portions of the districts so overlaid shall be permitted within the Aquifer Protection District.

4.8.3. PERMITTED USES.

4.8.3.1. The following uses are permitted within the Aquifer Protection District, provided that all necessary permits, orders, or approvals required by local, state, or Federal laws are also obtained.

4.8.3.1.1. Conservation of soil, water, plants and wildlife.

4.8.3.1.2. Outdoor recreation, nature study, boating, fishing, hunting where otherwise legally permitted.

4.8.3.1.3. Foot, bicycle and/or horse paths and bridges.

4.8.3.1.4. Normal operation and maintenance of existing water bodies and dams, splash boards, and other water control, supply and conservation devices.

4.8.3.1.5. Maintenance and repair of any existing structure provided there is no increase in impermeable surfaces beyond the limits set forth for development in Section 4.8.3.1.6.

4.8.3.1.6. Development as permitted in the underlying districts, provided that no more than 20 percent of a building lot is rendered impervious.

4.8.3.1.7. Farming, gardening (including organic composting), nursery, conservation, forestry, harvesting and grazing provided that fertilizers, herbicides, pesticides, manure and other leachable materials are not stored outdoors.

4.8.4. PROHIBITED USES.

4.8.4.1. The following uses are prohibited within the Aquifer Protection District:

4.8.4.1.1. Storage or pipeline transmission of petroleum or other refined petroleum products except within buildings it will heat.

4.8.4.1.2. Subsurface disposal of liquid or leachable wastes.

4.8.4.1.3. Sale, use and storage of hazardous and toxic materials.

4.8.4.1.4. Open road salt storage and dumping of salt - contaminated snow.

4.8.4.1.5. Disposal of solid wastes.

4.8.4.1.6. Outdoor storage of fertilizer, herbicides and pesticides.

4.8.4.1.7. Dry cleaning establishments.

4.8.4.1.8. Boat and motor vehicle service, washing or repair establishments.

4.8.4.1.9. Printers' and photographers' establishments.

4.8.4.1.10. Junk and salvage yards.

4.8.4.1.11. Mining of land except as incidental to a permitted use.

This motion was voted in the Affirmative by a UNANIMOUS vote.

ARTICLE 32. On motion of Nils L. Nordberg it was voted to indefinitely postpone Article 32.

ARTICLE 34. On motion of Paul C. Dustin it was voted to indefinitely postpone Article 34.

ARTICLE 17. On motion of Douglass L. Barker it was voted to take Article 17 from the table.

ARTICLE 17. On motion of Douglass L. Barker it was voted that the Town amend Article VII of the By-Laws of the Town of Reading by adding "Section 6" as follows:

Section 6. No person shall refuse entry to any building owned by him, after receipt of written request from the Board of Public Works, to any authorized representatives or employees of the Board of Public Works bearing proper credentials and identification for the purposes of inspection, observation, measurement, sampling, installation and testing of water meters used for the measurement of water supplied by the Board of Public Works.

If such entry can not be obtained during normal working hours then, after adequate notice and reasonable attempts to schedule said entry, the owner may be billed an amount established by the Board of Public Works for additional costs incurred by the Board.

ARTICLE 2. On motion of John H. Russell it was voted to take Article 2 from the table.

ARTICLE 2. On motion of John H. Russell it was voted that the By-Law Committee be directed to prepare an amendment to the By-Laws which would require that reconsideration of a voted motion may only be moved by a member who voted on the prevailing side and that such amendment be presented at the next Town Meeting.

ARTICLE 2. On motion of Paul C. Dustin it was voted to lay Article 2 on the table.

On motion of Paul C. Dustin it was voted that this meeting stand adjourned sine die.

Meeting adjourned at 10:35 P.M.

127 Town Meeting Members were present.

A true copy. Attest:

Lawrence Drew  
Town Clerk

ANNUAL REPORT

of

THE SCHOOL COMMITTEE

of

the Town of

Reading, Massachusetts

For the year ending

DECEMBER 31, 1985



## SCHOOL COMMITTEE

Mr. Clifford D. Allen, Chairman 42 Bay State Road	Term expires 1987
Mrs. Barbara B. Philbrick, Vice Chairman 75 Lowell Street	Term expires 1987
Mr. Richard H. Coco 4 Fremont Street	Term expires 1986
Mr. Wayne M. Lewis (resigned 12/9/85) 138 Woburn Street	Term expires 1988
Mr. Stanley M. Nissen 24 Lisa Lane	Term expires 1986
Mr. George J. Shannon 54 Linden Street	Term expires 1988

## ADMINISTRATIVE OFFICE

### Superintendent of Schools

Dr. Robert S. Wells	19 Oak Street
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### Assistant Superintendents

Dr. Robert J. Munnelly Instruction and Personnel	40 Winter Street Nahant, Mass.
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Mr. Ronald A. Winslow Business	44 Oak Ridge Road
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## SCHOOL COMMITTEE OFFICE

34 Gould Street

Office Hours - Monday through Friday 8:00 a.m. to 4:30 p.m.

## SCHOOL COMMITTEE REPORT FOR 1985

To the Citizens of Reading:

During 1985, the Reading School Committee acted on a variety of issues, including: the initiation of a Gifted and Talented Program for grades 3 to 5; the first lease of surplus space in the High School, made available due to declining enrollment; implementation of parts of Chapter 188, the new state education bill.

Beginning early in 1985 with the appointment of Eileen Woods as the Gifted and Talented Coordinator, Reading's first program was put into full operation during 1985. The program is based on a model called the Revolving Door. Reading's program has been named R.E.A.C.T. and started with a pilot program in the Spring. The program, now well underway, has been working well so far.

In September, the Reading Extended Day Activities Program (R.E.A.P.) began operating in three leased classrooms at Reading Memorial High School. This much needed day care program was initiated by a committee of the League of Women Voters.

Late in the year, the State passed the Education Bill, Chapter 188. This bill provided funds for additional teacher salaries and mandated the establishment of School Improvement Councils in each school containing any grade from K-6. Six of Reading's seven schools have established these councils, each of which is entitled to spend \$10 per pupil. In addition, Reading's fall Town Meeting authorized the acceptance of other provisions of Chapter 188. These provide for the establishment of an \$18,000 minimum teacher's salary and additional funds called Professional Development Grants which are available to supplement existing salaries.

At their last meeting of the calendar year, the School Committee ratified an agreement with the Reading Teachers' Association which incorporates the grants provided by the Education Bill. During 1985, the School Committee also ratified settlements with the Association of Secretaries and Clerks and the Cafeteria Workers Union.

At the end of the school year in June, Reading was notified that Parker Middle School had been selected to receive a National Secondary School Recognition award. The Superintendent of Schools, Chairman of the School Committee, and Principal of Parker Middle School were hosted at the White House for an awards ceremony. Reading Memorial High School was a finalist in the program, but was not selected. Dr. Jack Delaney was also recognized as the Outstanding Secondary School Principal of the Year by the Association of

Secondary School Administrators. As a further attempt to recognize outstanding achievement, Arnold and Dorothy Berger established the Arnold and Dorothy Berger Exemplary Teacher Awards to be given to two outstanding teachers each year.

The School Committee completed its first year of a new program called School Highlights, started in September 1984. This program allows various activities in the school system to be given recognition at School Committee meetings and in many cases to be reported in the local newspaper. The highlights during 1985 were:

- Joshua Eaton Teddy Bears
- Alice M. Barrows Junior Great Books
- J. Warren Killam Election '84
- Parker Student Activity Program
- Nursing Services
- Coolidge Tumbling and Dance
- Memorial High School Interscholastic Athletics
- Eaton Kindergarten Screening
- Noye's Fludde
- Barrows "China" and "People" Social Studies Curriculum
- Birch Meadow Fifth Grade "Propaganda" Unit
- Killam three-year program devoted to improving appreciation of literature
- High School Guidance Department
- Understanding Handicaps

This program is continuing. The presentations have proven very valuable.

During 1985, the School Committee voted to turn the two portable classrooms at Pearl Street School over to the Board of Selectmen for disposition. Currently the Board plans to use these portables as part of a new Senior Citizen's Center, but these plans are not finalized.

The School Committee held a formal review of some of its curriculum and programs as follows:

- Language Arts Curriculum
- Mathematics Curriculum
- Adult and Driver Education Program
- METCO Program

In March of 1985, with the Town Election, two long time School Committee members retired from their positions. Eugene Nigro, a member for 9 years, successfully ran for a position on the Board of Selectmen. Bruce MacDonald, who had previously been a 9-year member, then came back to fill a vacancy for another year-and-a-half, retired again. George Shannon and Wayne Lewis were elected to the vacant seats.

However, Wayne Lewis resigned from his position at the end of 1985, citing increased demands from his business activities. His position was vacant as 1985 ended.

Respectfully submitted,

Clifford D. Allen, Chairman  
Barbara B. Philbrick, Vice Chairman  
Richard H. Coco  
Stanley M. Nissen  
George J. Shannon

## REPORT OF THE SUPERINTENDENT OF SCHOOLS

To The School Committee and Citizens of Reading:

The Reading School Department experienced one of the most eventful and satisfying years in recent times. Many of our Students were recognized for outstanding scholarship achievements, music performances and, in addition, many of our athletic teams achieved notable successes.

Two of our Secondary Schools were singled out for being outstanding institutions; one of these, the Walter S. Parker Middle School, received national recognition for its excellence at a ceremony on the lawn of the White House.

Budget constraints, plus declining enrollments at the senior high school level in the area, have brought Wakefield, North Reading, Lynnfield, and Reading together to study the possibilities for collaborative effort in the future. One of the major concerns is that the more specialized or difficult courses, such as the Honor Courses, French IV, Calculus, and Advanced Sciences, will not be affordable if only a few students desire to take such courses.

One way to overcome this problem is to have the four high schools consolidate their offerings, with each school sharing with the other.

An approach to be tested in the fall of 1986 is to teach a course or courses either from Wakefield or Reading via interactive cable television. Thanks to cooperation from the two cable television companies that service these two communities, it will be possible to teach from one site, with sound and visual signals being received at the other site. The teacher will be able to see and hear the responses, not only from those in his or her own classroom, but also from the classroom in a neighboring town.

This is a first in New England and in time, should provide college-bound students with advanced courses that might otherwise not be available.

Reading appears to be one of the few communities in the area that is not experiencing small increases in their lower grade elementary school enrollments. Our enrollments remain rather constant at the elementary level, although we still are experiencing significant decreases in the enrollments at Reading Memorial High School. This is expected to continue for another four or five years.

Soon, Town Officials will have to make a decision as to how long the Pearl Street School should be held in reserve for a bonifide School if needed in the future. If it is to become a School again then the present site should not be altered, to do so could jeopardize getting approval from the State Department of Education to conduct a full educational program. The alternative to this is to find a suitable seven-acre site and build a modern school at an approximate cost of 10 million dollars.

Respectfully submitted,

Robert S. Wells, Ed.D.  
Superintendent of Schools



# STAFF

The people listed below are serving the Reading Public Schools in the following capacities for the 1985-86 school year:

## Administration and Specialists

Central Office	3
Principals and Assistants at R.M.H.S.	9
Pupil Personnel Services Director	1
Directors	6
Guidance Counselors	9
Special Education Teachers & Psychologist	19
FOCUS Program Teachers and Coordinator	3
Physical Education Teachers - full-time	12
part-time (1)	.8
Music Teachers	7
Art Teachers	7
Library/Media Specialists	8
Audio/Visual Specialist	1
Reading Teachers	8
Gifted and Talented Teacher	1

## Classroom Teachers

Reading Memorial High School	74.4
Coolidge Middle School	23
Parker Middle School	23
Alice M. Barrows School	13
Birch Meadow School	16
Joshua Eaton School	17
J. Warren Killam School	20

## Health Department

Nurses	3
School Physician	1

Secretarial/Clerical and Data Processing	23
Custodians - full time	36
part-time (out of revolving account)	1
Cafeteria (including supervisor and van driver)	37
Teacher Aides - part-time	39
Grounds Safety Aide - part-time	1
Tutors of Perceptually Handicapped - part-time	5

The following are paid under Federal or State Grants:

Special Education Liaison under Title I, PL 89-313	.6
METCO Coordinator and Academic Instructor	2
Guidance/Psychologists under P.L. 94-142	2
Social Worker/Adjust. Counselor under PL 94-142	1
Adaptive Physical Ed. Teacher under PL 89-313	.2
Instructional Learning Assistants under PL 94-142	9
Chapter I Teachers - part-time	6
E.S.L. Teachers - part-time	2
SEEM Out-of-town Aide	1
METCO Bus Aides	2

ANNUAL REPORT  
of the Departments and Schools of the  
Reading Public Schools

This is the seventh year that the many departments and schools which make up the Reading Public Schools have consolidated their reports for the Annual Town Report.

The number of students in the regular day programs of the Reading Public Schools dropped below the 4000 mark for the first time since the early sixties. Declines in the recent past have resulted in the closing of a number of elementary schools and a reorganization of grades into middle schools, but there were no changes of this magnitude during the '85 school year. Rather, the attention of the staff was focussed on the improvement of the programs and services. The following segments of this report will note a number of their efforts and a number of indicators of the quality of the programs in the Reading Public Schools.

### Art and Music

The production of Noye's Fludde, a contemporary opera (based on a medieval mystery play) by Benjamin Britten was a major undertaking for the Art and Music Departments in 1985. Lighting, sets and graphic design, as well as costumes and masks for over 100 actors, were created by students under the direction of the Art faculty. Many related exhibitions of student illustrations of the Noah theme were held in the schools and community, and the Director of Art curated an exhibition of the work of adult artists on the theme at the Reading Public Library. Many community musical groups also joined in the production.

In the elementary and middle schools, New England Voyagers, the five-year old collaboration with the Peabody Museum of Salem, continued the study of American contacts with China, Japan, the Pacific Islands and Africa through the use of artifacts in the Museum's collections. Ten elementary teachers in the program took part in a summer seminar on maritime history and museum education at the Peabody, and a guide for teachers, in poster form, was written by Reading teachers and illustrated with drawings by Reading Fifth Graders who have participated in New England Voyagers.

The entry of the Sixth Grades into the Middle Schools brought more frequent art classes to those students, and involved language arts, social studies, and visual art teachers in collaborations based on the history of Western Civilization. Middle school students at Coolidge produced a series of cable television programs featuring arts and humanities programs in the schools.

The music staff completed its updating of the basic music program required of all students K-7 by developing a new curriculum guide for the middle school music. A unified, formal curriculum in grade 7 pulls together much of the material learned in grades 1-6, and is designed to encourage students to continue the study of music on an elective basis beyond grade 7, both in school and as a leisure time activity outside of school.

High School students in the graphic design classes began the study of computer based typographical systems as a result of the partnership with Compugraphic Corporation. The company donated equipment and supplies to the program, and graphic artists from the company worked with students in these classes.

## Reading

Efforts at continued improvement in elementary reading focussed on in-service training in the "new comprehension" - assessment and follow-up strategies. Visits by Dr. Paratore of Boston University and Dr. Devine of the University of Lowell introduced this concept which is now being introduced into the curriculum. The Kindergarten program is being studied in terms of readiness skills and literature/writing as provided by the "Big Books" program.

The Middle Schools added another reading teacher to emphasize Grade 6 corrective reading and in-class Study Skills modeling.

The High School has two new model courses in effect this year in Basic Reading Skills and College Preparatory Study Skills.

## Exemplary Teachers

Claire Flynn, Reading Teacher at the Barrows Elementary School and Leo Kenney of the Biology Department at Reading Memorial High School were selected as Reading's Exemplary Teachers for 1985 and were the recipients of some wonderful public attention.

Individuals selected for the Award represent the highest ideals of professional service and dedication to the youth of Reading. The award was created by the School Committee in response to a generous offer of Dorothy and Arnold Berger "honoring the teaching profession through recognition of the contribution of individual teachers." A plaque noting the award and a check were given to each of the recipients.

## High School

The University of Massachusetts has chosen Reading Memorial High School as one of its training sites for the instruction of process writing to area English instructors. Teachers Janet Burne and Barbara Lanney have been selected to teach this program based on a process of repetitive writing, improvement made at each attempt, concluding in a finished product which represents the students' best efforts.

The achievements of our students continue to bring honor to Reading Memorial High School and the community as well as to the students themselves. The awards include:

1. Three National Merit finalists and eighteen letters of commendation.
2. Awards by Discover Magazine to three seniors as a result of experimental Scientific Inquiry course.
3. A senior becoming the first Presidential Scholar.
4. Four Commonwealth of Massachusetts scholarship winners.
5. Society of Professional Engineers Awards to two seniors.
6. Boston University Professor's Program awarding a \$14,000 scholarship to one Senior.
7. New England Regional orchestra winner.
8. For the third successive year, a junior has won the University of Massachusetts Chancellor's Award.
9. For the second successive year, students have been finalists/winners in the National History Day competition.
10. The College Board has announced results of its Advanced Placement Program for 1985. Fourteen students took 25 exams last May. Thirteen received one year's college credit in such subjects as American History, Chemistry, English Language and Composition and Calculus.

In the fall of 1985, the RMHS Guidance Department held its second annual College Fair at the Walter Hawkes Field House. The event was sponsored in cooperation with Austin Preparatory School, North Reading High School, Our Lady of Nazareth Academy and Stoneham High School.

Representatives from 190 four-year colleges, the U.S. service academies, two-year technical, nursing and trade schools and the trades were available at stations to answer parental and student questions.

More than 4,000 visitors attended this well-organized and comprehensive program and were able to learn factual information on such topics as academic standards, campus activities, tuition costs, enrollment, personal services, physical features and vocational opportunities.

## Middle Schools

The second year of middle schools in Reading finds both Coolidge and Parker operating smoothly. Benefits continue to be derived from the extensive and thoughtful planning process carried out by the school system. Evidence indicates that sixth graders have adjusted to their new settings and are enjoying many advantages.

Both schools continue with a process of program evaluation that annually results in changes as we seek improvement. Spanish instruction was added last year. The appointment this year of a reading teacher, shared by the two schools, has allowed for an increased effort on behalf of students with reading problems. The various departments also engage in periodic activities to evaluate their programs and identify areas for improvement.

Naturally, a highlight of the past year was the recognition of Parker by the Department of Education in Washington as one of America's outstanding schools. The rules of the competition were such that only one middle school from this area could be nominated; but both staffs can share in the pride of accomplishment. The qualities, for which Parker was selected, seem to permeate all the schools in the system.

## Elementary

Reading's program for elementary gifted and talented students got underway during 1985. Teacher Eileen Woods began orientation programs and staff inservice programs in late February, and some pilot programs were in place during the spring in all schools. Students in Grades 3, 4, and 5 were selected for placement in a talented pool and will receive special class attention in succeeding years. For a program description, students in the program selected the acronym R.E.A.C.T. (Reading's Enrichment and Critical/Creative Thinking).

Parent orientations were held in each school this fall to insure that parents played a significant part in the R.E.A.C.T. program.

Regular weekly meetings with Mrs. Woods are part of the educational life of over 200 youngsters in what promises to be an exciting program.

## Chapter I Program

The Chapter I program for the Reading Public Schools provided individual and small group instruction in Language Arts (K-12) and Mathematics (K-5) for 170 students.



The program employs seven part-time teachers who serve the Birch Meadow and Killam Elementary Schools, Coolidge Middle School, and Reading Memorial High School.

## Summer School

The summer program conducted by the Reading Public Schools engaged over 230 participants in one or more of the courses offered.

Enrichment courses that enjoyed most success were Personal Typing, which presented the operating techniques and manipulative skills necessary to typewrite automatically by touch at a rate of speed and with a degree of accuracy that produces a useful skill; and, Computers for Young People, which was open to students entering Grades 5 through 10 and offered individualized instruction and experience with the Apple computer. Students completed projects in LOGO, BASIC, word processing, and data base management. In addition, there was instruction in keyboard skills. This course accommodated both beginning and intermediate computer students.

## Basic Skills

Reading students also perform well on the State Minimum Competencies. Each year students are tested at early elementary, later elementary and secondary schools in the basics of math, reading, writing and listening. Percents of students passing each of the tests at each level are printed below.

Basic Skills Improvement Report 1984-85 School Year			
	<u>Grade 3</u>	<u>Grade 6</u>	<u>Grade 8</u>
Reading			
Passed	100%	96%	90%
Failed		4%	10%
Math			
Passed	99.6%	94%	97%
Failed	.4%	6%	3%
Writing			
Passed	97%	94%	98%
Failed	3%	6%	2%
	<u>Grade 2</u>	<u>Grade 5</u>	<u>Grade 9</u>
Listening			
Passed	99%	91%	100%
Failed	1%	9%	

## Other Student Performance Indicators

The quality of the student performance remained high during 1985.



Evaluation studies documenting the generally high performance were presented to the School Committee by various staff groups and committees. Student performance in Science, Language Arts, and Math were examined during 1985.

The Mathematics in the Reading Public Schools: An Evaluation Report, published after the meeting in December 1985 by the Office of the Superintendent is typical of the reports. Some indicators it mention are:

Every student passes the State Basic Skills Test before graduation. Over 90% have reached this point of competence as they enter Reading Memorial High School.

85% of graduates have passed 3 or more years of math.

98% of students took 2 or more years of math.

In 1984, 79% of Reading High Seniors took SAT tests. This is a particularly high number for Reading and exceeds the state average. The SAT Math average for Reading was 494 which, as expected, exceeded the state average of 467, the national average of 471 and the Northeast average of 468.

Eight Reading Memorial High School students took and passed the Advanced Placement Exam in Calculus and will receive a year's college credit for calculus.

At middle school level, 94% of students scored at or above national averages on the standardized achievement tests given to 7th graders each year.

Elementary students of math did exceptionally well and even exceeded high scores gained in a 1983 administration of nationally standardized achievement tests.

Stanford Achievement Tests  
Total Math Scores

Stanines	1983		1985	
	Grade 2	Grade 5	Grade 2	Grade 5
7-8-9	$\frac{139}{271} = 51\%$	$\frac{164}{310} = 53\%$	$\frac{160}{261} = 61\%$	$\frac{148}{269} = 55\%$
Above Av				
4-5-6	$\frac{123}{271} = 46\%$	$\frac{135}{310} = 43\%$	$\frac{96}{261} = 37\%$	$\frac{116}{269} = 43\%$
Above Av				
1-2-3	$\frac{9}{271} = 3\%$	$\frac{11}{310} = 4\%$	$\frac{5}{261} = 2\%$	$\frac{5}{269} = 2\%$
Below Av.				

The enrollment of the Public Schools as of October 1, 1985 was 3,854. In addition, there were 33 students from Reading enrolled in grades 9 through 12 at Austin Preparatory School for Boys, making the total school population in Reading as of October 1, 1985, 3,892. There were also 81 boys and girls enrolled in Grades 9 through 12 at the Northeast Metropolitan Regional Vocational School.

ENROLLMENT STATISTICS

Six-Year Summary of Public School Enrollment

<u>Grade</u>	1980	1981	1982	1983	1984	1985
Kindergarten	274	227	242	245	250	246
1	264	292	254	278	269	275
2	266	260	294	254	276	264
3	319	269	265	291	254	266
4	371	315	269	265	281	247
5	411	364	313	269	266	275
6	419	401	366	317	263	263
7	415	424	396	364	312	267
8	426	407	417	391	360	307
9	399	360	346	356	350	331
10	404	410	351	337	359	355
11	415	395	407	370	346	370
12	441	396	368	363	358	328
<u>Special Needs</u>	<u>66</u>	<u>72</u>	<u>68</u>	<u>60</u>	<u>67</u>	<u>60</u>
	4890	4592	4356	4160	4011	3854

## SCHOOL ENTRANCE REQUIREMENTS

To be eligible for admission to the Reading Public Schools a child must have reached the age of four years and eight months on or before August 31 of the entering year. Under no circumstances will children younger than 4 years, 8 months be admitted.

Under the laws of the Commonwealth, each child shall attend school beginning in September of the calendar year in which he attains the age of six.

Children entering a public school for the first time will be assigned either to kindergarten or first grade by the building principal after a thorough consideration of pre-school registration information. Registration is normally held in the early spring of each year.

Upon entering school each child is required to present a birth certificate. Certificate of vaccination is no longer required.

### "NO SCHOOL" SIGNALS

"No School" will be announced over Radio Stations WBZ, WHDH, WEEI, WRKO, WEZE, WHUE, and Channel 3 on Cable TV - between 6:45 a. m. and 7:30 a. m.

Please do not telephone the Police or school officials.

It is the policy in Reading to have school on all scheduled days and for parents to decide when conditions are such that it would be unwise for their child to attend. However, when travel conditions are such that buses cannot run or the school yards cannot be opened, or other extraordinary conditions exist, school may be cancelled for all schools or for the elementary grades only. This decision will be made by the Superintendent of Schools.

# RETIREMENTS

## Teaching Staff

Mr. Herbert Baron Asst. Principal & Grade 4  
 Alice M. Barrows School  
 J. Warren Killam School Principal  
 Woburn Street School Principal  
 Prospect Street School Building Principal  
 & Grade 4  
 Joshua Eaton School Grade 6  
 September 1955 - June 1985

Mr. Donald B. Garland Science  
 Walter S. Parker Junior High School  
 Arthur W. Coolidge Junior High/Middle School  
 September 1956 - November 1985

Mr. John B. Pacino Guidance  
 Reading Memorial High School  
 Walter S. Parker Junior High School  
 September 1945 - June 1985

Mrs. Jean S. Silva Library/Media  
 Reading Memorial High School  
 September 1969 - November 1985

## Secretarial Staff

Mrs. Patricia Baltier, Secretary  
 J. Warren Killam School  
 August 1969 - August 1985

Mrs. Pauline Nunes Coates, Secretary to Superintendent and  
 School Committee  
 Administration Office  
 August 1980 - December 1985

## Custodial Staff

Mr. Kenneth S. Meuse  
 Walter S. Parker Junior High School Custodian  
 Maintenance Department Driver  
 May 1969 - August 1985

## Cafeteria Staff

Mrs. Patricia R. DiNatale  
 J. Warren Killam School  
 September 1971 - November 1985

Mrs. Mary Isacson  
 Reading Memorial High School  
 September 1969 - September 1985

Mrs. Ruth M. McNaney, Manager  
 J. Warren Killam School  
 Reading Memorial High School  
 March 1962 - August 1985

# LEAVES OF ABSENCE

## Educational

Mrs. Sandra Martin-McCarty	SEEM L.D.
Joshua Eaton School	

## Medical

Mr. William G. Webb	Grade 2
Birch Meadow School	

## Personal/Professional

Mrs. Joan Ciampa	Grade 3
J. Warren Killam School	

Dr. Joan M. DeSalvo	FOCUS
Reading Memorial High School	

Mrs. Carol Hale	Grade 4
J. Warren Killam School	

Mr. Thomas Myslicki	Physical Education
Reading Memorial High School	

## Child-Rearing

Mrs. Margaret-Mary Bramley	SEEM L&B
Alice M. Barrows School	

Mrs. Nancy L. Bryant (1-yr extension)	Grade 1
J. Warren Killam School	

Mrs. Martha Chappell	Grade 1
J. Warren Killam School	

Mrs. Claudia T. Crocker (10/28/85)	Physical Education
Coolidge Middle School	

Mrs. Eileen C. Gagnon (11/25/85)	Grade 4
J. Warren Killam School	

Mrs. Diana LaMarca (1-yr extension)	Grade 5
Birch Meadow School	

Mrs. Catherine M. Powell	Kindergarten
J. Warren Killam School	

Mrs. Margaret Vangeli	Guidance/Psychologist
Coolidge/Parker Middle Schools	

# CHANGES IN PERSONNEL

## Resignations

### Directors

Mr. R. Gilbert Congdon	Athletics
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### Reading Memorial High School

Dr. Allan Alson (12/31/85)	Assistant Principal
Mrs. Judith A. Carter (from LOA)	Home Economics
Mr. R. Gilbert Congdon (12/31/85)	2/5 Mathematics
Ms. Cheryl O'Halloran (from LOA)	Art
Mrs. Janice A. Pacunas	Home Economics
Mrs. Margaret M. Shultz	Business Education
Mr. Terry M. Woody	English, Department Head

### Coolidge Middle School

Mr. Ricky J. Auricchio	Science
Mrs. Veronica Kenney	Spec. Ed. Resource Room

### Parker Middle School

Ms. Susan Bowden	Home Economics
Mr. Donald E. Meroth	Physical Education

### Alice M. Barrows School

Mrs. Mary Correia	Music
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### Birch Meadow School

Mrs. Karen Wilson-Twomey	Speech/Language
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### Joshua Eaton School

Mrs. Cynthia Jamison	Grade 1
Mrs. Carol McLaughlin (from LOA)	Art

### J. Warren Killam School

Mrs. Diane Slezak	Art
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## Appointments

### Director

Mr. John W. White, Jr., B.S.,M.Ed.

Athletics

### Reading Memorial High School

Ms. Ann-Marie Downing, B.S.,M.E. Spec. Ed. Resource Room

Mr. Scott Garman, B.S. Physical Education

Mr. Peter V. Gugger, B.S. FOCUS English

Ms. Jean Verzola-Henry, B.S. Business Education

### Coolidge Middle School

Ms. Constance Cherrington, B.A.,M.Ed. Science

Ms. Kathy Duffy, B.S. (11/4/85) Physical Education

Ms. Carolyn B. Howard, B.S.,M.Ed. Science

Ms. Diane Ketlak, B.A.,M.A. Guidance/Psychologist

Mrs Margaret E. Pugh, B.S.,M.Ed. Reading

### Parker Middle School

Mr. Edgar A. Craver II, B.S.

Physical Education

### Alice M. Barrows School

Mrs Sharon A. Patterson, B.S.

Grade 2

Ms. Virginia L. Clark, B.S. Physical Education

### Birch Meadow School

Mrs Elinore M. Rogers, B.S. (11/4/85)

Grade 2

Ms. Sandra A. Wheeler, B.A.,M.A. Guidance/Psychologist

### Joshua Eaton School

Mrs Pauline Harootian, B.S.

Grade 1

### J. Warren Killam School

Ms. Jennifer Aborn, B.A.,M.A.

Music

Ms. Virginia M. Cramer, B.S.

Grade 4

Ms. Susan L. Perkins, B.S.

Grade 1

Ms. Wendy J. Small, B.S.,M.Ed.

Grade 3

Mrs Nancy J. Sweeney, B.S. (12/23/85)

Grade 4

### Gifted and Talented Program-Elementary

Mrs Eileen Woods, B.A.,M.A.

IN MEMORIAM

Gino Serrechia

Custodian  
Coolidge Middle School  
Reading Memorial High School  
J. Warren Killam School  
January 1980 - March 1985



**OFFICE OF THE TOWN ACCOUNTANT**

MUNICIPAL BUILDING, ROOM 4

16 LOWELL STREET

READING, MASSACHUSETTS 01867

Richard P. Foley

Report of the Town Accountant

The following financial reports for the year ended June 30, 1985 are submitted in accordance with Chapter 41, Section 61, of the Massachusetts General Laws.

Annual Financial Statements with Auditor's  
Opinion

Statement of Expenditures and Encumbrances,  
Compared to Budget (Cash Basis) (Schedule 1)

Statement of Expenditures and Encumbrances,  
Compared to Prior Years Encumbrances  
(Cash Basis) (Schedule 2)



TOWN OF READING, MASSACHUSETTS  
=====

FINANCIAL STATEMENTS AS OF JUNE 30, 1985

TOGETHER WITH AUDITORS' REPORTS

TOWN OF READING, MASSACHUSETTS

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JUNE 30, 1985

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ARTHUR ANDERSEN & Co.

BOSTON, MASSACHUSETTS

To the Honorable Board of Selectmen,

Town of Reading, Massachusetts:

We have examined the financial statements of the various funds and account group of the TOWN OF READING, MASSACHUSETTS as of June 30, 1985 and for the year then ended, as listed in the foregoing index. Our examination was made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

The Town follows accounting policies promulgated by the Commonwealth of Massachusetts which vary in certain respects from generally accepted accounting principles. The most significant differences relate to the use of: (1) the cash basis method for recording employee pension expenses and (2) the modified accrual basis for recording the operations of the Town's municipal light and water departments. In our opinion, generally accepted accounting principles require that pension costs be determined by actuarial methods, as described in Note 2, instead of the cash or "pay-as-you-go" basis reflected in the accompanying financial statements. As described in Note 1(i), generally accepted accounting principles also require that the activities of the municipal light and water departments be accounted for in separate enterprise (self-supporting) funds on an accrual basis.

Consistent with the practice of most municipalities in the Commonwealth of Massachusetts, the Town does not capitalize the cost of general fixed assets (see Note 1(f)) as required by generally accepted accounting principles.

In our opinion, except for the effect of (1) not providing for pension costs on an actuarial basis, (2) not presenting the municipal light and water departments in separate enterprise funds on an accrual basis and (3) not capitalizing general fixed assets in a General Fixed Asset Account Group, the accompanying financial statements present fairly the financial position of the various funds and account group of the Town of Reading, Massachusetts, as of



June 30, 1985, and their respective revenues, transfers, expenditures, changes in fund balances and changes in net assets available for plan benefits for the year then ended, in conformity with generally accepted accounting principles which, except for the change in the reporting period for the contributory retirement system (Note 1(h)), have been applied on a basis consistent with that of the preceding year.

*Arthur Andersen & Co.*

October 18, 1985.

ARTHUR ANDERSEN & Co.  
BOSTON, MASSACHUSETTS

AUDITORS' REPORT ON FEDERAL REVENUE SHARING COMPLIANCE

To the Honorable Board of Selectmen,  
Town of Reading, Massachusetts:

We have examined the financial statements of the various funds and account group of the TOWN OF READING, MASSACHUSETTS for the year ended June 30, 1985 and have issued our report thereon, which was qualified in several respects, dated October 18, 1985. Our examination was made in accordance with generally accepted auditing standards and the provisions of Standards for Audit of Governmental Organizations, Programs, Activities and Functions, promulgated by the U.S. Comptroller General, as they pertain to financial and compliance audits and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In connection with our examination, we also (1) performed tests of compliance with the Revenue Sharing Act and regulations as detailed in the Commentary on the Audit Requirements of the Local Government Fiscal Assistance Amendments of 1983, issued by the Office of Revenue Sharing, U.S. Department of the Treasury and (2) compared the data on the appropriate Bureau of Census form with the unaudited records of the Town of Reading, Massachusetts.

In our opinion, for the items tested, the Town of Reading complied with the aforementioned provisions of the Revenue Sharing Act and regulations. Further, based on our examination and the procedures referred to above, nothing came to our attention to indicate that the Town of Reading had not complied with the aforementioned provisions of the Revenue Sharing Act and regulations.

*Arthur Andersen & Co.*

October 18, 1985.

ARTHUR ANDERSEN & CO.

BOSTON, MASSACHUSETTS

AUDITORS' REPORT ON INTERNAL CONTROLS

To the Honorable Board of Selectmen,

Town of Reading, Massachusetts:

We have examined the financial statements of the Town of Reading, Massachusetts for the year ended June 30, 1985, and have issued our report thereon, which was qualified in several respects, dated October 18, 1985. As part of our examination, we made a study and evaluation of the system of internal accounting control of the Town of Reading to the extent we considered necessary to evaluate the system as required by generally accepted auditing standards and the standards for financial and compliance audits contained in the U.S. General Accounting Office Standards for Audit of Governmental Organizations, Programs, Activities and Functions. For the purpose of this report, we have classified the significant internal accounting controls in the following categories:

- ° Revenue
- ° Expenditure - purchasing and payroll
- ° Treasury
- ° Financial reporting

Our study included all of the control categories listed above except that we did not evaluate the accounting controls over the treasury and financial reporting categories as we believe that substantive audit tests, which were performed in those categories, were more cost effective. The purpose of our study and evaluation was to determine the nature, timing and extent of the auditing procedures necessary for expressing an opinion on the Town's financial statements. Our study and evaluation was more limited than would be necessary to express an opinion on the system of internal accounting control taken as a whole or on any of the categories of controls identified above.

The management of the Town of Reading is responsible for establishing and maintaining a system of internal accounting control. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of control procedures. The objectives of a system are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements.

Because of inherent limitations in any system of internal accounting control, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the system to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the degree of compliance with the procedures may deteriorate.

Our study and evaluation, made for the limited purpose described in the first paragraph, would not necessarily disclose all material weaknesses in the system. Accordingly, we do not express an opinion on the system of internal accounting control of the Town of Reading taken as a whole or on any of the categories of controls identified in the first paragraph. However, our study and evaluation disclosed no conditions that we believe to be a material weakness.

This report is intended solely for the use of management of the Town of Reading, the Office of Revenue Sharing and other associated federal organizations. This restriction is not intended to limit the distribution of this report, which, upon acceptance by the management of the Town of Reading, is a matter of public record.

*Arthur Andersen & Co.*

October 18, 1985.

## COMBINED BALANCE SHEET

ALL FUND TYPES AND ACCOUNT GROUP AS OF JUNE 30, 1985

## ASSETS:

	Governmental Fund Types				Fiduciary Fund Types			Account Group
	General Fund	Special Revenue Funds	Special Assessments Fund	Capital Projects Funds	Trust and Agency Funds	Contributory Retirement System	Long-Term Obligations	
Cash, including savings accounts of \$9,449,435	\$ 9,646,412	\$ 196	\$ -	\$ -	\$ 110,945	\$ -	\$ -	\$ 9,757,553
Temporary investments (Note 6)	2,307,371	73,480	-	-	961,749	414,931	-	3,757,531
Other investments (Note 1)	-	-	-	-	6,692,567	7,094,442	-	13,787,009
Property taxes receivable-Current year's levy	\$ 441,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,360
Prior years' levies	250,627	-	-	-	-	-	-	250,627
	\$ 691,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691,987
Other receivables and tax titles-Municipal Light Department billings	\$ 3,666,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,666,647
Motor vehicle excise	263,660	-	-	-	-	-	-	263,660
Sewer and water billings	863,028	-	-	-	-	-	-	863,028
Tax titles	41,477	-	-	-	-	-	-	41,477
Accrued interest	13,940	-	179,541	-	-	206,835	-	220,775
Special assessments (Note 1(b))	6,796	102,689	-	-	-	-	-	186,537
Due from other governments	-	-	-	-	-	-	-	102,689
Department and other receivables	106,430	-	-	-	-	-	-	106,430
	\$ 4,961,978	\$ 102,689	\$ 179,541	\$ -	\$ -	\$ 206,835	\$ -	\$ 5,451,043
	\$ 22,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,942
Tax possessions	(2,541,866)	2,182,104	-	229,968	129,794	-	-	-
Due from (to) other funds	-	-	-	646,500	-	-	-	646,500
Amount to be provided for retirement of notes (Note 3)	-	-	-	-	-	-	-	-
Amount to be provided for retirement of long-term obligations (Notes 1 and 3)	\$15,088,824	\$2,358,469	\$179,541	\$876,468	\$7,895,055	\$7,716,208	7,050,217	\$41,164,782
	\$ 9,646,412	\$ 196	\$ -	\$ -	\$ 110,945	\$ -	\$ -	\$ 9,757,553
	2,307,371	73,480	-	-	961,749	414,931	-	3,757,531
	-	-	-	-	6,692,567	7,094,442	-	13,787,009
	\$ 441,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,360
	250,627	-	-	-	-	-	-	250,627
	\$ 691,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691,987
	\$ 3,666,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,666,647
	263,660	-	-	-	-	-	-	263,660
	863,028	-	-	-	-	-	-	863,028
	41,477	-	-	-	-	-	-	41,477
	13,940	-	179,541	-	-	206,835	-	220,775
	6,796	102,689	-	-	-	-	-	186,537
	-	-	-	-	-	-	-	102,689
	106,430	-	-	-	-	-	-	106,430
	\$ 4,961,978	\$ 102,689	\$ 179,541	\$ -	\$ -	\$ 206,835	\$ -	\$ 5,451,043
	\$ 22,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,942
	(2,541,866)	2,182,104	-	229,968	129,794	-	-	-
	-	-	-	646,500	-	-	-	646,500
	\$15,088,824	\$2,358,469	\$179,541	\$876,468	\$7,895,055	\$7,716,208	7,050,217	\$41,164,782

The accompanying notes are an integral part of these financial statements.

## TOWN OF READING, MASSACHUSETTS

## COMBINED BALANCE SHEET

## ALL FUND TYPES AND ACCOUNT GROUP AS OF JUNE 30, 1985

(Continued)

	Governmental Fund Types			Fiduciary Fund Types			Account Group	
	General Fund	Special Revenue Funds	Special Assessments Fund	Capital Projects Funds	Trust and Agency Funds	Contributory Retirement System	General Long-term Obligations Group	Combined Totals (Memorandum Only)
LIABILITIES AND RESERVES:								
Warrants payable	\$ 606,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 606,435
Municipal Light Department warrants payable	2,735,913	-	-	-	-	-	-	2,735,913
Municipal Light Department customer deposits	334,055	-	-	-	-	-	-	334,055
Payroll withholdings	261,186	-	-	-	-	-	-	261,186
Accrued sick leave (Note 1)	-	-	-	-	-	-	-	580,217
Temporary borrowings (Note 3)	-	-	-	-	-	-	-	580,217
Accrued payroll	311,925	-	-	646,500	-	-	-	646,500
Reserve for abatements	543,204	-	-	-	-	-	-	311,925
Deferred revenue	1,617,914	-	179,541	-	-	-	-	543,204
Other liabilities	2,518	-	-	-	53,893	-	-	1,797,455
Bonds payable (Note 3)	-	-	-	-	-	-	6,470,000	56,411
Total liabilities and reserves	\$ 6,413,150	\$ -	\$ 179,541	\$ 646,500	\$ 53,893	\$ -	\$ 7,050,217	6,470,000
COMMITMENTS AND CONTINGENCIES (Notes 5 and 7)								
FUND BALANCES:								
Overlay surplus	\$ 268,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,387
Unreserved	668,309	-	-	-	-	-	-	668,309
Reserved	-	2,358,469	-	-	7,841,162	-	-	10,199,631
Continued appropriations	1,021,961	-	-	229,968	-	-	-	1,251,929
Municipal Light Department surplus	6,717,017	-	-	-	-	-	-	6,717,017
Net assets available for plan benefits	-	-	-	-	-	7,716,208	-	7,716,208
Total fund balances	\$ 8,675,674	\$ 2,358,469	\$ -	\$ 229,968	\$ 7,841,162	\$ 7,716,208	\$ -	\$ 26,821,481
	\$15,088,824	\$2,358,469	\$179,541	\$876,468	\$7,895,055	\$7,716,208	\$7,050,217	\$41,164,782

The accompanying notes are an integral part of these financial statements.



TOWN OF READING, MASSACHUSETTS

COMBINED STATEMENT OF REVENUES, TRANSFERS, EXPENDITURES AND CHANGES IN FUND BALANCES -

ALL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS

FOR THE YEAR ENDED JUNE 30, 1985

Governmental Fund Types							
	General Fund				Fiduciary	Combined	Totals
	Unreserved and Continued Appropriations	Overlay Surplus	Municipal Light Department	Special Revenue Funds	Capital Projects Funds	Expendable Trust Funds	
REVENUES:							
Property taxes (net of provision for abatements of \$488,730)	\$14,575,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$14,575,394
Motor vehicle excise taxes	906,341	-	-	-	-	-	906,341
Sewer and water	1,763,204	-	-	-	-	-	1,763,204
Intergovernmental receipts	4,705,806	-	-	1,025,576	63,360	-	5,794,742
Interest	576,225	-	298,131	38,812	-	711,024	1,624,192
Departmental and other	1,465,069	-	-	2,505,748	-	-	3,970,817
Municipal Light Department	-	-	41,494,457	-	-	-	41,494,457
	\$23,992,039	\$ -	\$41,792,588	\$3,570,136	\$ 63,360	\$ 711,024	\$70,129,147
TRANSFERS FROM (TO) OTHER FUNDS:							
Pension related	\$ (40,000)	\$ -	\$ (450,000)	\$ -	\$ -	\$ 490,000	\$ -
Overlay surplus	49,200	(49,200)	-	-	-	-	-
Other	1,027,451	-	17,204	(869,565)	(5,481)	1,499,048	1,668,657
	\$ 1,036,651	\$ (49,200)	\$ (432,796)	\$ (869,565)	\$ (5,481)	\$1,989,048	\$ 1,668,657
EXPENDITURES:							
Current-							
Education	\$10,995,243	\$ -	\$ -	\$ 954,549	\$ -	\$ 3,025	\$11,952,817
Public safety	3,215,070	-	-	90,619	-	-	3,305,689
Health and sanitation	101,823	-	-	-	-	-	101,823
Public works	3,579,012	-	-	-	-	-	3,579,012
Library	393,289	-	-	87,359	-	3,000	483,648
Debt service	1,676,806	-	170,300	-	-	-	1,847,106
Pension costs (Note 2)	1,336,090	-	-	-	-	239,326	1,635,416
General government	1,096,468	-	44,336	17,479	-	106,787	1,265,070
State and county assessments	1,106,247	-	-	-	-	-	1,106,247
Other	1,239,937	-	179,484	6,997	-	40,589	1,467,007
Municipal Light							
Department operations	-	-	40,696,629	-	-	-	40,696,629
Capital outlay	-	-	-	-	851,032	-	851,032
	\$24,739,985	\$ -	\$41,090,749	\$1,157,003	\$ 851,032	\$ 452,727	\$68,291,496
EXCESS (DEFICIENCY) OF REVENUES AND TRANSFERS OVER EXPENDITURES	\$ 288,705	\$ (49,200)	\$ 269,043	\$1,543,568	\$ (793,153)	\$2,247,345	\$ 3,506,308
OTHER FINANCIAL SOURCES (USES):							
Proceeds of temporary borrowings	\$ -	\$ -	\$ -	\$ -	\$ 646,500	\$ -	\$ 646,500
Transfer from reserve for abatements	-	291,724	-	-	-	-	291,724
Other, net	(7,188)	-	10,568	-	-	-	3,380
OTHER FINANCIAL SOURCES (USES)	\$ (7,188)	\$291,724	\$ 10,568	\$ -	\$ 646,500	\$ -	\$ 941,604
FUND BALANCE, beginning of year	\$ 1,408,753	\$ 25,863	\$ 6,437,406	\$ 814,901	\$ 376,621	\$4,844,039	\$13,907,583
FUND BALANCE, end of year	\$ 1,690,270	\$268,387	\$ 6,717,017	\$2,358,469	\$ 229,968	\$7,091,384	\$18,355,495

The accompanying notes are an integral part of these financial statements.

TOWN OF READING, MASSACHUSETTS

STATEMENT OF REVENUES, TRANSFERS AND EXPENDITURES -

BUDGET AND ACTUAL - GENERAL FUND - BUDGETARY BASIS

FOR THE YEAR ENDED JUNE 30, 1985

	GENERAL FUND	
	Budget	Actual
REVENUES:		
Property taxes	\$14,575,295	\$14,562,631
Motor vehicle excise taxes	670,000	914,235
Sewer and water	1,974,520	1,622,774
Intergovernmental receipts	4,684,060	4,705,806
Interest	512,000	589,096
Departmental and other	1,346,000	1,551,575
	\$23,761,875	\$23,946,117
TRANSFERS FROM OTHER FUNDS	\$ 1,036,651	\$ 1,036,651
EXPENDITURES:		
Education	\$10,999,884	\$10,996,463
Public safety	3,326,598	3,215,070
Health and sanitation	112,924	101,823
Public works	3,810,255	3,579,012
Library	396,943	393,289
Debt service	1,677,204	1,676,806
Pension costs (Note 2)	1,344,180	1,336,090
General government	1,233,983	1,096,468
State and county assessments	1,106,084	1,106,247
Other	1,269,958	1,239,937
	\$25,278,013	\$24,741,205
EXCESS (DEFICIENCY) OF REVENUES AND TRANSFERS OVER EXPENDITURES	\$ (479,487)	\$ 241,563

The accompanying notes are an integral part of these financial statements.

TOWN OF READING, MASSACHUSETTS

COMBINING STATEMENT OF CHANGES IN FUND BALANCES -

SPECIAL REVENUE FUNDS, CAPITAL PROJECTS FUNDS, EXPENDABLE AND NONEXPENDABLE TRUST FUNDS

INCLUDING CONTRIBUTORY RETIREMENT SYSTEM

FOR THE YEAR ENDED JUNE 30, 1985

	Balance June 30, 1984	Proceeds and Receipts	Interest and Dividend Income	Disbursements	Interfund Transfers (Note 1(b)5)	Balance June 30, 1985
<b>SPECIAL REVENUE FUNDS:</b>						
Federal Revenue Sharing*	\$ 256,114	\$ 418,683	\$ 37,321	\$ -	\$ (550,000)	\$ 162,118
School lunch	121,225	472,606	-	(442,971)	14,021	164,881
METCO	13,741	159,156	-	(154,713)	-	18,184
Sale of Town-owned land	114,729	1,808,031	-	-	(157,522)	1,765,238
Other	309,092	672,848	1,491	(559,319)	(176,064)	248,048
<b>Total Special Revenue Funds</b>	<b>\$ 814,901</b>	<b>\$ 3,531,324</b>	<b>\$ 38,812</b>	<b>\$ (1,157,003)</b>	<b>\$ (869,565)</b>	<b>\$ 2,358,469</b>
	=====	=====	=====	=====	=====	=====
<b>CAPITAL PROJECTS FUNDS:</b>						
Water system improvements	\$ 241,321	\$ 3,998	\$ -	\$ (200,839)	\$ 14,519	\$ 58,999
John Street drain	-	144,000	-	(76,935)	-	67,065
Downtown construction	49,665	-	-	(8,675)	(20,000)	20,990
Highway improvements	59,362	59,362	-	(104,308)	-	14,416
Public works facility	-	432,500	-	(377,696)	-	54,804
Other	26,273	70,000	-	(82,579)	-	13,694
<b>Total Capital Projects Funds</b>	<b>\$ 376,621</b>	<b>\$ 709,860</b>	<b>\$ -</b>	<b>\$ (851,032)</b>	<b>\$ (5,481)</b>	<b>\$ 229,968</b>
	=====	=====	=====	=====	=====	=====
<b>EXPENDABLE TRUST FUNDS:</b>						
Stabilization fund	\$ 643,934	\$ -	\$ 70,933	\$ -	\$ (306,000)	\$ 408,867
Municipal Light Department Retirement Trust	4,066,202	-	455,423	(299,326)	450,000	4,672,299
Parker Hospital	-	-	103,357	(33,140)	979,167	1,049,384
Forest Glen Cemetery	-	-	14,045	(7,349)	181,776	188,472
Grouard Hospital	-	-	40,898	(50)	396,012	436,860
Laurel Hill Cemetery	-	-	675	(50)	28,063	28,688
Other	133,903	-	25,693	(112,812)	260,030	306,814
<b>Total Expendable Trust Funds</b>	<b>\$ 4,844,039</b>	<b>\$ -</b>	<b>\$ 711,024</b>	<b>\$ (452,727)</b>	<b>\$ 1,989,048</b>	<b>\$ 7,091,384</b>
	=====	=====	=====	=====	=====	=====
<b>NONEXPENDABLE TRUST FUNDS:</b>						
Contributory Retirement System	\$ 6,601,006	\$ 2,229,809	\$ 772,613	\$ (1,887,220)	\$ -	\$ 7,716,208
Parker Hospital	1,010,458	-	3,709	-	(979,167)	35,000
Forest Glen Cemetery	516,694	5,375	35,600	-	(201,776)	355,893
Grouard Hospital	463,109	-	7,903	-	(396,012)	75,000
Laurel Hill Cemetery	204,231	6,712	21,972	-	(48,063)	184,852
Other	121,282	13,873	7,517	-	(43,639)	99,033
<b>Total Nonexpendable Trust Funds</b>	<b>\$ 8,916,780</b>	<b>\$ 2,255,769</b>	<b>\$ 849,314</b>	<b>\$ (1,887,220)</b>	<b>\$ (1,668,657)</b>	<b>\$ 8,465,986</b>
	=====	=====	=====	=====	=====	=====

Federal Revenue Sharing Funds were transferred to the General Fund and disbursed for fire and police employee salaries.  
Amounts expended agreed with budgeted expenditures.

The accompanying notes are an integral part of these financial statements.

TOWN OF READING, MASSACHUSETTS

STATEMENT OF REVENUES, TRANSFERS, EXPENDITURES AND  
CHANGES IN FUND BALANCES - NONEXPENDABLE TRUST FUNDS  
AND CONTRIBUTORY RETIREMENT SYSTEM  
FOR THE YEAR ENDED JUNE 30, 1985

	FIDUCIARY FUND TYPE	
	Contributory Retirement System	Nonexpendable Trust Funds
REVENUES:		
Interest and dividends	\$ 772,613	\$ 76,701
Retirement contributions-		
Town	1,513,349	-
Employee	506,387	-
Other	210,073	25,960
	-----	-----
	\$3,002,422	\$ 102,661
	-----	-----
EXPENDITURES:		
Benefit payments	\$1,749,096	\$ -
Contribution refunds and transfers	111,026	-
Salaries	20,185	-
Other	6,913	-
	-----	-----
	\$1,887,220	\$ -
	-----	-----
EXCESS OF REVENUES OVER		
EXPENDITURES BEFORE TRANSFERS	\$1,115,202	\$ 102,661
TRANSFERS TO OTHER FUNDS (Note 1(b)5)	-	(1,668,657)
	-----	-----
EXCESS (DEFICIENCY) OF REVENUES		
AND TRANSFERS OVER EXPENDITURES	\$1,115,202	\$(1,565,996)
FUND BALANCE, beginning of year	6,601,006	2,315,774
	-----	-----
FUND BALANCE, end of year	\$7,716,208	\$ 749,778
	=====	=====

The accompanying notes are an integral  
part of these financial statements.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(1) Summary of Significant Accounting Policies

Accounting policies and financial reporting practices for municipalities in Massachusetts are prescribed by the Uniform Municipal Accounting System (UMAS) promulgated by the Commonwealth of Massachusetts Department of Revenue. The significant accounting policies followed by the Town of Reading, Massachusetts (the Town) are as follows:

(a) Basis of Presentation

The accompanying financial statements include the financial transactions of the Town, except for those transactions involving the Reading Housing Authority, whose activities are independent of the Town.

(b) Fund Accounting

Financial transactions of the Town are recorded in the following funds or account group:

- (1) The General Fund reflects the financial transactions related to general governmental activities which are not otherwise accounted for in another fund.

Included within the General Fund are the unreserved fund balance (surplus revenue), overlay surplus and Municipal Light Department surplus.

- The unreserved fund balance is the amount by which unrestricted cash, accounts receivable and other assets exceed liabilities and reserves.
- The overlay surplus represents the unused portion of funds appropriated for tax abatements in prior years. This surplus is available to fund extraordinary or unforeseen expenses upon vote by the Town Meeting.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(b) Fund Accounting (Continued)

- (2) Special Revenue Funds account for the proceeds of specific sources (other than special assessments, expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes. These sources include Federal Revenue Sharing funds, which must be expended in accordance with Federal Revenue Sharing guidelines; gifts and grants from outside sources, which must be expended in accordance with the provisions of the grants; and funds related to specific activities of the Town. These funds are available to fund future operations as prescribed by the Town.
- (3) The Special Assessments Fund accounts for the amounts levied against individual property owners for street, sewer, sidewalk and water betterments payable over future periods through 2003.
- (4) The Capital Projects Funds account for the acquisition of capital facilities financed in whole or in part by long-term debt. Other acquired capital facilities financed through tax levies are reflected as expenditures in the General Fund Statement of Revenues, Transfers and Expenditures.
- (5) The Trust and Agency Funds account for money and securities received and held by the Town as trustee or custodian for individuals, private organizations and other governmental agencies. Trust and Agency Funds also include, under the custody of the Town Treasurer, a stabilization fund created in fiscal 1982, a workmen's compensation fund created in fiscal 1984, both of which can be used in future years to fund expenditures which might otherwise be funded by the tax levy, and monies appropriated by the Town to fund supplemental contributions to the Reading Contributory Retirement System.



TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(b) Fund Accounting (Continued)

Trust Funds are classified as expendable or nonexpendable depending on whether the principal portion of the fund balance may be expended for the specified purpose, or whether only investment income may be used. During 1985, the Town completed a study of its nonexpendable trust funds and transferred to expendable trust funds that portion of the June 30, 1984 fund balance that can be expended in the future. Earnings on the remaining nonexpendable trust fund balances are transferred to expendable trust funds in the year earned.

- (6) The General Long-Term Obligations Account Group (Note 3) reflects the liabilities for long-term debt and accrued sick pay. The balance payable on long-term obligations is offset by resources to be provided through taxation in future years.

Under the terms of Chapter 645 of the Acts of 1948, as amended, the Town is reimbursed over the period of the debt service for a portion of its debt which was incurred to finance school construction. These reimbursements are included in General Fund revenue when received from the Commonwealth.

Under the specified conditions of certain collective bargaining agreements with Town employees, a portion of their accumulated sick pay is vested and payable upon retirement or termination. The Town accounts for these payments on a cash basis. Appropriate adjustments have been made to reflect this liability in the accompanying financial statements at June 30, 1985.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(c) Accounting for Revenues

Revenues in the governmental fund types (General Fund, Special Revenue Funds, Special Assessments Fund and Capital Projects Funds) are accounted for using a modified accrual basis, whereby the receipts during the July 1 to August 31 period that are allocable to the preceding fiscal year are reflected as revenue for that year.

(d) Accounting for Expenditures

General Fund expenditures are recorded on the modified accrual basis. Disbursements for material and supply inventories are considered expenditures rather than assets at the time of purchase. Prepayments are recorded as expenditures at the time of payment and are not deferred and amortized. Interest cost is recognized when due and is not accrued over time. The repayment of long-term debt principal is recorded as an expenditure of the General Fund.

(e) Investments

- (1) Temporary investments, as reflected in the accompanying combined balance sheet, consist primarily of certificates of deposit and money market investments. Temporary investments are stated at cost, which approximates market value.
- (2) Other trust fund investments, as reflected in the accompanying combined balance sheet, consist generally of commercial bonds, U.S. Treasury Bills and U.S. Government Agency bonds. Other investments are stated at amortized cost (original cost plus or minus amortized discount or premium). The market value of these investments exceeded their cost as of June 30, 1985 by approximately \$118,000. See Note 1(h) for the corresponding market values of investment securities held by the Town's Contributory Retirement System.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(f) Accounting for General Fixed Assets

Through June 30, 1985, the Department of Revenue did not require the recording of fixed assets in the general ledger. Accordingly, the Town does not record General Fund fixed assets in an asset account in the Town's general ledger at the time of acquisition but expenses them when purchased.

(g) Budgetary - GAAP Reporting Reconciliation

Accounting principles applied for purposes of developing data on a budgetary basis differ from those used to present financial statements in conformity with generally accepted accounting principles (GAAP). A reconciliation of budgetary-basis to GAAP-basis results is presented below:

Excess of revenues and transfers over expenditures - budgetary basis	\$241,563
Effect of modified accrual method for recognizing revenues	38,753
Other items	8,389
	-----
Excess of revenues and transfers over expenditures - GAAP basis	\$288,705
	=====

Massachusetts law does not require preparation of a budget for grants accounted for in the Special Revenue Funds. Since such grants, other than Federal Revenue Sharing, are not budgeted, a budgetary comparison with actual results of operations is not presented.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(h) Contributory Retirement System Accounting

The Town of Reading Contributory Retirement System follows accounting policies mandated by the Commonwealth of Massachusetts. The accounting records are maintained on the accrual basis. In accordance with the requirements of the Commonwealth, the accompanying balance sheet includes investments in bonds stated at book value (cost plus or minus any unamortized premium or discount) and investments in stocks stated at market value. At June 30, 1985, the value of these investments was as follows:

Bonds, at book value (quoted market value of \$5,721,185)	\$6,055,830
Stocks, at market value (cost of \$577,658)	1,038,612
	-----
Total bonds and stocks	\$7,094,442
	=====

In 1985, the Town changed the System's financial reporting period from a calendar yearend to a fiscal year ending June 30.

(i) Accounting for Municipal Light Department  
and Water Department Activities

Activities of the Municipal Light Department and water department are reflected in the books and records of the Town as part of the General Fund. Revenues are recorded on a modified accrual basis. As described above, fixed assets are not recorded or depreciated on the books of the Town. Generally accepted accounting principles require that self-supporting departments be accounted for in separate enterprise funds on an accrual basis.

Information for the water department is not available to quantify the difference between enterprise (accrual) fund accounting and the accounting method presently followed by the Town.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(i) Accounting for Municipal Light Department  
and Water Department Activities (Continued)

Financial statements of the Municipal Light Department have been prepared from the books and records of that Department as of December 31, 1984 and for the year then ended. These books and records, which are separate from the books and records of the Town, are maintained substantially in accordance with the Uniform System of Accounts for Electric Utilities required by the Massachusetts Department of Public Utilities. The condensed financial information shown below was abstracted from the financial statements prepared from the books and records of the Municipal Light Department. The financial statements were examined by other independent public accountants whose opinion thereon was unqualified.

Condensed financial information of the Municipal Light Department as of December 31, 1984 and for the year then ended is as follows:

<u>Balance Sheet</u>	<u>December 31, 1984</u>
Assets-	
Electric utilities property	\$24,412,506
Less- Accumulated depreciation	10,324,472
	-----
	\$14,088,034
Other assets	9,152,971
	-----
	\$23,241,005
	=====
Capitalization and Liabilities-	
Reinvested earnings	\$17,553,812
Long-term debt	550,000
Other liabilities	5,137,193
	-----
	\$23,241,005
	=====

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(1) Summary of Significant Accounting Policies (Continued)

(i) Accounting for Municipal Light Department  
and Water Department Activities (Continued)

<u>Earnings</u>	<u>Year Ended December 31, 1984</u>
Electric operating revenues	\$42,045,708 =====
Operating income	\$ 904,097 =====
Debt expense	\$ 41,408 =====
Net earnings	\$ 1,731,594 =====

(2) Retirement Plans

Teachers, certain administrators and other professional employees of the Town's School Department individually participate in a contributory retirement plan administered by the Massachusetts Teachers' Retirement Board. The Town does not contribute to this plan.

Substantially all other Town employees, including the employees at the Reading Municipal Light Department, participate in the Town of Reading Contributory Retirement System (the System). Contributions to provide benefits under the System are made by the Town and the Reading Municipal Light Department under the "pay-as-you-go" method by annually contributing the amount determined by the State Division of Public Employee Retirement Administration. The contribution is calculated as the amount necessary to provide for the following year's retirement benefits. The active Town employees contribute 5%, 7% or 8% (depending upon date of employment) of their regular compensation, as defined. The Town also contributes the amount necessary for the System's administrative expenses.



TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(2) Retirement Plans (Continued)

The Town and the Municipal Light Department partially fund the unfunded actuarial liability as allowed under Chapter 559 of the Acts of 1977. As of June 30, 1985, approximately \$4,712,000, representing the cumulative funding and interest earned thereon, were reflected in expendable trust funds set up for this purpose.

The following table summarizes the actual funding for 1985 and the actuarially determined contribution required assuming funding of past service costs over 30 years:

Contributions Voted at  
Annual Town Meeting

Annual benefit payments	\$1,513,349
Supplemental Chapter 559 funding	190,674
	-----
Total funding	\$1,704,023
	=====
Approximate 1985 funding required per January 1, 1983 actuarial valuation	\$1,849,415
	=====

Information is not available to segregate the actuarial present value of accumulated benefits and net assets available for benefits between Town employees and employees of the Reading Municipal Light Department. The following table presents the benefit information for the System as of January 1, 1983, the date of the latest actuarial valuation:

Actuarial present value of accumulated benefits-	
Vested	\$21,955,549
Nonvested	560,996
	-----
Total	\$22,516,545
	=====
Net assets available for benefits at December 31, 1982	\$ 6,223,281
	=====

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(2) Retirement Plans (Continued)

The actuarial present value of accumulated benefits results from applying actuarial assumptions to reflect the time value of money and the probability of payment to those future periodic payments that are attributable under the System's provisions to the service employees have rendered. The significant actuarial assumptions are: (1) life expectancy of participants according to the 1971 Group Annuity Mortality Table; (2) an investment return of 7-1/2% per annum, (3) salary increases at the rate of 6% per annum and (4) cost-of-living increases at the rate of 3% per annum. Assets are valued at statutory values.

The Town also provides retirement benefits to former employees who were never subject to the Contributory Retirement System. Payments pursuant to appropriation by the Town Meeting amounted to \$122,067 in 1985 and \$119,356 in 1984, including \$38,401 in 1985 and \$38,774 in 1984 for Reading Municipal Light Department retirees. The actuarial present value of accumulated benefits relating to these employees was not available at January 1, 1983.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(3) General Long-Term Obligations Account Group

As of June 30, 1985, the Town had the following outstanding long-term debt:

	Date of Issue	Fiscal Year of Maturity	Original Principal Amount	Interest Rate	Amount Outstanding at June 30, 1985
<b>Sewer Debt-</b>					
Sewer construction	7-15-68	1989	\$ 800,000	4.40%	\$ 160,000
Sewer construction	6-15-69	1990	520,000	5.30	120,000
Sewer construction	11-15-70	1991	800,000	6.00	240,000
Sewer construction	7-01-75	1986	1,280,000	5.80	125,000
Sewer construction	8-01-79	1990	1,415,000	5.20	700,000
			<u>\$ 4,815,000</u>		<u>\$1,345,000</u>
<b>General Debt-</b>					
Incinerator construction	11-15-70	1991	\$ 1,450,000	6.00%	\$ 420,000
Library	12-15-82	1992	990,000	7.60	770,000
			<u>\$ 2,440,000</u>		<u>\$1,190,000</u>
<b>Water Debt-</b>					
Water planning	2-01-82	1986	\$ 160,000	10.75%	\$ 40,000
Water treatment plant	2-01-82	1992	1,600,000	10.75	1,120,000
			<u>\$ 1,760,000</u>		<u>\$1,160,000</u>
<b>School Debt-</b>					
Killam School	7-15-68	1988	\$ 190,000	4.40%	\$ 30,000
Killam School	7-15-68	1989	1,410,000	4.40	280,000
Memorial High School addition	4-15-70	1989	1,105,000	6.20	220,000
Memorial High School addition	4-15-70	1990	2,930,000	6.20	725,000
Memorial High School addition	3-15-71	1991	2,800,000	4.75	840,000
			<u>\$ 8,435,000</u>		<u>\$2,095,000</u>

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(3) General Long-Term Obligations Account Group (Continued)

	<u>Date of Issue</u>	<u>Fiscal Year of Maturity</u>	<u>Original Principal Amount</u>	<u>Interest Rate</u>	<u>Amount Outstanding at June 30, 1985</u>
Municipal Light Department Debt-					
Enlargement - Municipal Plant	11-15-70	1991	\$ 600,000	6.00%	\$ 180,000
Enlargement - Municipal Plant	8-01-79	1990	1,000,000	5.20	500,000
			-----		-----
			\$ 1,600,000		\$ 680,000
			-----		-----
Total			\$19,050,000		\$6,470,000
			=====		=====
Inside Debt Limit-					
Sewer and General					\$2,535,000
Outside Debt Limit-					
Water, School and Municipal					
Light Department					3,935,000
					-----
					\$6,470,000
					=====

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(3) General Long-Term Obligations Account Group (Continued)

Debt service for future years, including \$1,042,974 to be provided by the Commonwealth of Massachusetts under Chapter 645 of the Acts of 1948, as amended, consists of the following:

For the Year Ending June 30,	Current Year Debt Service	Cumulative Liability		
		Total	Principal	Interest
1985	\$1,822,228	\$7,839,485	\$6,470,000	\$1,369,485
1986	1,707,915	6,131,570	5,170,000	961,570
1987	1,462,985	4,668,585	4,035,000	633,585
1988	1,390,800	3,277,785	2,900,000	377,785
1989	1,308,925	1,968,860	1,775,000	193,860
1990	1,069,690	899,170	820,000	79,170
1991	607,790	291,380	270,000	21,380
1992	291,380	-	-	-

Loans authorized and loans authorized and unissued consisted of the following at June 30, 1985:

Purpose of Loan	Fiscal Year Authorized	Authorized and Unissued	
		Authorized	Unissued
School building roof repair	1985	\$204,000	\$204,000
Public works projects	1985	611,500	-
Municipal space study	1985	35,000	-
		-----	-----
		\$850,500	\$204,000
		=====	=====

At June 30, 1985, bond anticipation notes of \$646,500 were outstanding. The notes bear interest at rates ranging from 4.32% to 6.68%. The notes are expected to be refinanced by general obligation bonds in December 1986.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(4) 1986 Budget

The Town authorized a fiscal 1986 operating and capital budget totaling \$28,437,406, which will be financed from the following sources:

1986 Tax levies, state grants, departmental receipts, etc.	\$27,115,926
Special Revenue Funds-	
Federal Revenue Sharing	230,000
Other funds	464,480
Overlay surplus	150,000
Stabilization trust fund	407,000
Other	70,000
	-----
	\$28,437,406
	=====

In addition, the Town has carried forward appropriations totaling \$1,251,929 from 1985 and prior years for projects authorized by the Town Meeting but not yet completed. Amounts carried forward include General Fund (\$1,021,961) and Capital Projects Fund (\$229,968) appropriations.

(5) Commitments and Contingencies

The Town has been named as a defendant in a number of lawsuits at June 30, 1985. In the opinion of the Town management, the ultimate resolution of these legal actions will not result in a material loss to the Town.

(6) Restricted Cash

Under Massachusetts law, the Reading Municipal Light Department (RMLD) is required to maintain a restricted cash fund to finance plant additions. An amount of cash equal to the annual depreciation provision is added to the "depreciation fund" each year. The fund may be used to repay bonds or other indebtedness issued to pay for the cost of plant additions, but only upon approval of the Department of Public Utilities.



TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(6) Restricted Cash (Continued)

The depreciation fund is included in the accompanying combined balance sheet as temporary investments of \$302,348. The RMLD is permitted to, and does, maintain the balance in a term savings account. The interest earnings on these investments are credited to the fund.

(7) Massachusetts Municipal Wholesale Electric Company

In 1977, the Town of Reading, through RMLD, became a member of Massachusetts Municipal Wholesale Electric Company (MMWEC). MMWEC is a political subdivision of the Commonwealth of Massachusetts authorized to issue revenue bonds, secured by power sales agreements with its members and other electric systems, to finance the construction and ownership of electric power facilities.

MMWEC is obtaining power supply capability by acquiring ownership interests in various generating units from investor-owned utilities and by constructing its own electric power facilities. As authorized by the RMLD Board, RMLD has entered into power sales agreements with MMWEC for a share of the power supply capability of certain of those generating units. Under the terms of the power sales agreements, RMLD is obligated to pay its share of MMWEC's actual costs, including related interest and financing costs relating to these generating units. RMLD has also entered into power purchase contracts with other utilities through MMWEC. These contracts have payment provisions which require RMLD to pay, in all events, certain fixed, operating, maintenance and other charges relating to the units.

As of June 30, 1985, RMLD's share of the projected aggregate amount of debt service and/or capacity payments required by the power sales agreements and the power purchase contracts is approximately \$289 million. This obligation is based solely upon

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(7) Massachusetts Municipal Wholesale Electric Company (Continued)

MMWEC's bonds outstanding as of June 30, 1985 and does not consider additional financing requirements. The obligation is payable as follows:

<u>For the Years Ending</u> <u>June 30,</u>	<u>Amount</u>
1986	\$ 11,167,000
1987	14,183,000
1988	11,556,000
1989	10,172,000
1990 and thereafter	242,175,000
	-----
Total obligation	\$ 289,253,000
Portion attributable to interest	(172,753,000)
	-----
Portion attributable to principal	\$ 116,500,000
	=====

A substantial portion of MMWEC's construction program is its ownership interest in the Seabrook Station Units 1 and 2. Unit 2 was effectively canceled in late 1984 by the joint owners of the Seabrook Project. MMWEC reflects its investment in Unit 2 as amounts recoverable in the future under terms of the power sales agreements from member participants.

In April 1985, the Massachusetts Department of Public Utilities (DPU) rendered an order which stated that MMWEC would not be permitted to issue long-term bonds to pay for further construction costs of Seabrook Unit 1. MMWEC, together with other parties subject to the order, appealed the order to the Massachusetts Supreme Judicial Court (SJC). In September 1985, the SJC upheld the DPU order and, as a result, MMWEC's ability to finance its share of remaining construction costs of Unit 1 under its conventional financing methods is severely impacted. Subsequent to this decision, MMWEC has sold \$120 million of short-term bond anticipation notes to fund its Seabrook commitments; however, there are still uncertainties regarding MMWEC's ability to obtain approval for long-term financing when these short-term borrowings come due.

TOWN OF READING, MASSACHUSETTS

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1985

(Continued)

(7) Massachusetts Municipal Wholesale Electric Company (Continued)

MMWEC is reviewing alternatives to meet its obligations under the Seabrook Project joint owners' agreement. MMWEC has requested approval from the DPU to finance Unit 1 construction costs using debt that would not be an obligation of the member participants but would be an obligation of unrelated third parties. Hearings in connection with this latest request are scheduled for late October 1985.

There are continuing uncertainties with regard to the completion and commercial operation of Seabrook Unit 1 due to regulatory actions by various state and federal agencies which have jurisdiction over the joint owners. In addition, as discussed above, there are also significant uncertainties with regard to MMWEC's ability to finance its share of Unit 1 construction costs and thereby meet its obligations under the joint owners' agreement. Of RMLD's \$289 million obligation to MMWEC, approximately \$100 million relates to the Seabrook Project.

RLMD is unable to predict whether or not the Seabrook Project will ultimately be completed, or whether or not MMWEC will be able to obtain financing for the cost of completing that project. However, as noted above, RMLD remains liable for its share of MMWEC's actual cost for both Seabrook units, including financing and interest cost, and must recover these costs whether or not the units become operational.

In addition, RMLD is obligated to pay its share of operation and maintenance costs of operating generating units. These costs amounted to \$7,064,000 for the year ended June 30, 1985.

ARTHUR ANDERSEN & Co.  
BOSTON, MASSACHUSETTS

AUDITORS' REPORT ON EXHIBITS

To the Honorable Board of Selectmen,  
Town of Reading, Massachusetts:

Our examination was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The data contained on pages 30 and 31 are presented for purposes of additional analysis and are not a required part of the basic financial statements. This information has been subjected to the auditing procedures applied in our examination of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

*Arthur Andersen & Co.*

October 18, 1985.

TOWN OF READING, MASSACHUSETTS

RECONCILIATION OF TREASURER'S CASH

JUNE 30, 1985

SUMMARY OF TRANSACTIONS

BALANCE, July 1, 1984	General Fund	\$ 6,204,624
RECEIPTS		104,773,777
DISBURSEMENTS		(101,331,989)
BALANCE, June 30, 1985	General Fund	\$ 9,646,412
		=====

DETAIL OF BALANCES

DEMAND DEPOSITS:		
State Street Bank & Trust	\$	1,867
Boston Safe Deposit & Trust Company		1,417
BayBank/Middlesex		304,638
Total checking	\$	307,922
		-----
SAVINGS DEPOSITS:		
Boston Safe Deposit & Trust Company	\$	4,055,229
Massachusetts Municipal Depository Trust		325,670
Massbank for Savings		36,415
State Street Bank and Trust		919,144
Baybank/Middlesex		967,703
South Boston Savings Bank		3,034,329
Total savings	\$	9,338,490
		-----
Total cash	\$	9,646,412
		=====

TOWN OF READING, MASSACHUSETTS

SCHEDULE OF TAXES AND WATER AND SEWER RATES

FOR THE YEAR ENDED JUNE 30, 1985

	Outstanding Balance July 1, 1984	Commitments	Abatements and Adjustments	Transfers to Tax Title	Collections, Net of Refunds	Outstanding Balance June 30, 1985	Amount Per Detail Trial Balance
Real Estate:							
1982 and prior	\$ 72,881	\$ -	\$ 75,071	\$26,662	\$ (28,852)	\$ -	\$ -
1983	150,213	-	55,504	321	38,594	55,794	43,127
1984	383,510	372	34,652	781	183,085	165,364	163,849
1985	-	14,831,357	247,225	-	14,240,640	343,492	343,352
Total	\$606,604	\$14,831,729	\$412,452	\$ 27,764	\$14,433,467	\$564,650	\$550,328
	=====	=====	=====	=====	=====	=====	=====
Personal Property:							
1982 and prior	\$ 3,936	\$ -	\$ 2,910	\$ -	\$ 1,026	\$ -	\$ -
1983	12,992	-	14,677	-	(13,880)	12,195	12,195
1984	51,629	-	14,395	-	19,960	17,274	18,824
1985	-	234,747	14,821	-	122,058	97,868	97,903
Total	\$ 68,557	\$ 234,747	\$ 46,803	\$ -	\$ 129,164	\$127,337	\$128,922
	=====	=====	=====	=====	=====	=====	=====
Motor Vehicle Excise:							
1982 and prior	\$ 5,320	\$ -	\$(15,026)	\$ -	\$ 2,619	\$ 17,727	\$ 19,283
1983	63,135	7,011	6,374	-	50,917	12,855	13,747
1984	187,018	230,365	31,025	-	310,351	76,007	55,026
1985	-	744,468	37,084	-	550,313	157,071	157,915
Total	\$255,473	\$ 981,844	\$ 59,457	\$ -	\$ 914,200	\$263,660	\$245,971
	=====	=====	=====	=====	=====	=====	=====
Water and Sewer (1)	\$635,517	\$ 1,887,618	\$ 96,074	\$ 1,547	\$ 1,562,486	\$863,028	\$851,949
	=====	=====	=====	=====	=====	=====	=====

(1) Amounts exclude water and sewer liens added to taxes.

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	BUDGET (REVISED)	EXPENDITURES	ENCUMBERED	UNENCUMBERED BALANCE
GENERAL GOVERNMENT	\$ 1,347,280	\$ 1,207,312	\$ 72,598	\$ 67,370
PUBLIC SAFETY	3,167,043	3,055,223	21,884	89,936
EDUCATION	11,064,444	10,678,981	382,996	2,467
PUBLIC WORKS AND FACILITIES	4,209,299	3,498,989	502,300	208,010
HUMAN SERVICES	246,420	197,922	754	47,744
CULTURE AND RECREATION	478,373	465,340	2,630	10,403
DEBT SERVICE	1,677,204	1,676,806		398
EMPLOYEE BENEFITS	3,014,030	2,991,308		22,722
INTERGOVERNMENTAL	1,106,084	1,106,247		( 163)
	<u>\$ 26,310,177</u>	<u>\$ 24,878,128</u>	<u>\$ 983,162</u>	<u>\$ 448,887</u>



TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	<u>BUDGET (REVISED)</u>	<u>EXPENDITURES</u>	<u>ENCUMBERED</u>	<u>UNENCUMBERED BALANCE</u>
	\$	\$	\$	\$
GENERAL GOVERNMENT:				
SELECTMEN:				
PERSONAL SERVICES	101,594	85,083		16,511
NON-PERSONAL EXPENSES	8,556	8,514		42
SELECTMEN-MISCELLANEOUS:				
NON-PERSONAL EXPENSES	60,525	60,323		202
CHARTER COMMISSION	2,000		2,000	
FINANCE COMMITTEE:				
PERSONAL SERVICES	2,024	2,024		
NON-PERSONAL EXPENSES:				
TOWN AUDIT	35,000	35,000		
OTHER	480	479		1
RESERVE FUND	1,504			1,504
TOWN ACCOUNTANT:				
PERSONAL SERVICES	55,500	51,875		3,625
NON-PERSONAL EXPENSES	1,350	1,034		316
BOARD OF ASSESSORS:				
PERSONAL SERVICES	84,704	83,614		1,090
NON-PERSONAL EXPENSES:				
APPRAISAL SERVICES	15,000	2,920	12,080	
OTHER	5,700	5,699		1
TOWN TREASURER:				
PERSONAL SERVICES	71,732	71,396		336
NON-PERSONAL EXPENSES:				
TAX TITLE SERVICE	3,000	2,935		65
OTHER	8,900	8,897		3
TOWN COLLECTOR:				
PERSONAL SERVICES	76,458	76,070		388
NON-PERSONAL EXPENSES:				
TAX TITLE SERVICES	5,000		5,000	
OTHER	10,375	9,938	400	37
LAW:				
NON-PERSONAL EXPENSES:				
TOWN COUNCIL	75,000	68,750	6,250	
SPECIAL LEGAL SERVICES	40,300	40,300		
OTHER	7,500	2,144	178	5,178
PERSONNEL BOARD:				
PERSONAL SERVICES	10,793	8,643		2,150
NON-PERSONAL EXPENSES	300	300		
DATA PROCESSING:				
NON-PERSONAL EXPENSES	115,000	103,231	11,401	368
TOWN CLERK:				
PERSONAL SERVICES	56,301	55,635		666
NON-PERSONAL EXPENSES:				
WORD PROCESSOR	3,600	3,407		193
OTHER	5,455	5,393		62
ELECTIONS:				
PERSONAL SERVICES	17,500	15,448		2,052
NON-PERSONAL EXPENSES	35,300	21,448	1,095	12,757

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	<u>BUDGET (REVISED)</u>	<u>EXPENDITURES</u>	<u>ENCUMBERED</u>	<u>UNENCUMBERED BALANCE</u>
REGISTRATION:				
PERSONAL SERVICES	1,150	1,149		1
CONSERVATION COMMISSION:				
PERSONAL SERVICES	24,613	24,585		28
NON-PERSONAL SERVICES:				
WATER CONSERVATION	2,000			2,000
OTHER	8,425	4,495		3,930
PLANNING BOARD:				
PERSONAL SERVICES	9,525	9,283		242
NON-PERSONAL EXPENSES:				
INDUSTRIAL LAND STUDY	25,000		25,000	
OTHER	1,395	1,395		
ZONING BOARD:				
PERSONAL SERVICES	1,606	1,606		
NON-PERSONAL EXPENSES	1,294	1,294		
TOWN FOREST COMMITTEE:				
NON-PERSONAL EXPENSES	500	6	494	
BUILDING MAINTENANCE:				
PERSONAL SERVICES	78,701	78,088		613
NON-PERSONAL EXPENSES:				
ENERGY	73,235	65,703		7,532
OTHER	25,228	23,637	1,200	391
FIRE STATION BUILDING COMMITTEE	7,500		7,500	
CASUALTY INSURANCE:				
NON-PERSONAL EXPENSES	162,157	161,849		308
DEDUCTIBLE CLAUSE:				
NON-PERSONAL EXPENSES	8,500	3,722		4,778
	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
TOTAL GENERAL GOVERNMENT	<u>1,347,280</u>	<u>1,207,312</u>	<u>72,598</u>	<u>67,370</u>

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	BUDGET (REVISED)	EXPENDITURES	ENCUMBERED	UNENCUMBERED BALANCE
	\$	\$	\$	\$
PUBLIC SAFETY:				
POLICE:				
PERSONAL SERVICES	1,314,776	1,255,535		59,241
NON-PERSONAL EXPENSES:				
GENERATOR	15,000	14,294		706
RADIO BASE STATION	16,000	12,520		3,480
AIR CONDITIONING	1,600	1,517		83
RADAR	2,200	1,944		256
UNIFORMS	14,750	10,698	4,052	
AUTOMOBILES	31,500	29,573		1,927
ENERGY	34,200	32,786		1,414
OTHER	68,627	67,900		727
POLICE SCHOOL TRAFFIC:				
PERSONAL SERVICES	47,658	39,793		7,865
PARKING FINE ENFORCEMENT:				
PERSONAL SERVICES	2,966	2,894		72
NON-PERSONAL EXPENSES	1,365	641		724
FIRE:				
PERSONAL SERVICES	1,355,285	1,352,797		2,488
NON-PERSONAL EXPENSES:				
FOAM BANK	4,800	3,987		813
UNIFORMS	6,950	3,096	3,854	
AUTOMOBILE	11,000	10,941		59
ENERGY	8,500	8,437		63
OTHER	43,116	43,112		4
HYDRANT RENTAL:				
NON-PERSONAL EXPENSES	56,480	56,480		
FIRE ALARM:				
PERSONAL SERVICES	8,904	8,889		15
NON-PERSONAL EXPENSES	3,678	3,678		
EMERGENCY MEDICAL TECHNICIANS:				
PERSONAL SERVICES	12,000		12,000	
INDEMNIFICATION POLICE/FIRE:				
NON-PERSONAL EXPENSES	15,000	14,162	838	
BUILDING INSPECTOR:				
PERSONAL SERVICES	59,828	59,651		177
NON-PERSONAL EXPENSES				
ENERGY	580	388		192
OTHER	2,690	2,688		2
SEALER WEIGHTS AND MEASURES:				
PERSONAL SERVICES	2,950	2,458		492
NON-PERSONAL EXPENSES	500	210		290
CIVIL DEFENSE:				
PERSONAL SERVICES	1,000	1,000		
NON-PERSONAL	1,140		1,140	
ANIMAL CONTROL:				
PERSONAL SERVICES	16,000	9,002		6,998
NON-PERSONAL EXPENSES	6,000	4,152		1,848
TOTAL PUBLIC SAFETY	<u>\$3,167,043</u>	<u>\$3,055,223</u>	<u>\$21,884</u>	<u>\$89,936</u>

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	BUDGET (REVISED)	EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE
	\$	\$	\$	\$
EDUCATION:				
SCHOOL DEPARTMENT:				
PERSONAL SERVICES	8,906,740	8,692,321	213,378	1,041
NON-PERSONAL EXPENSES	1,907,542	1,736,498	169,618	1,426
NORTHEAST REGIONAL VOCATIONAL ASSESSMENT	250,162	250,162		
TOTAL EDUCATION	<u>11,064,444</u>	<u>10,678,981</u>	<u>382,996</u>	<u>2,467</u>
PUBLIC WORKS AND FACILITIES:	\$	\$	\$	\$
BOARD PUBLIC WORKS				
ADMINISTRATION:				
PERSONAL SERVICES	887,499	797,705		89,794
NON-PERSONAL EXPENSES:				
ENERGY	87,410	63,701		23,709
OTHER	365,503	286,994	78,504	5
SNOW AND ICE CONTROL	157,000	155,636		1,364
STREET LIGHTING	124,718	124,718		
DRAIN CONSTRUCTION AND MAINTENANCE	155,000	47,779	107,221	
ROAD CONSTRUCTION	219,000	108,938	110,062	
REHAB TOWN FOREST WELL	15,000	15,000		
RUBBISH COLLECTION AND DISPOSAL	511,611	487,599	24,012	
SANITARY LANDFILL:				
PERSONAL SERVICES	29,391	12,931		16,460
NON-PERSONAL EXPENSES	31,647	2,715	28,932	
EQUIPMENT	95,500	63,236	32,250	14
PARK AND PLAYGROUND CONSTRUCTION	25,925	1,298	24,627	
HIGHWAY AND BRIDGE IMPROVEMENT	20,000	1,637	18,363	
HANSCOM AVE. EXTENSION	34,000			34,000
MORGAN PARK	33,800	33,800		
WATERSHED PROJECT	15,000	14,999		1
IMPROVEMENT AND CONSTRUCTION	54,708		54,708	
DRAIN MAINTENANCE RT 28	20,000	14,032	5,968	
WATERSHED PROJECT	25,000	23,571	1,429	
WATER:				
PERSONAL SERVICES	386,018	361,071		24,947
NON-PERSONAL EXPENSES:				
ENERGY	153,446	152,773		673
OTHER	367,550	367,121		429

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	BUDGET (REVISED)	EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE
SEWER:				
PERSONAL SERVICES	119,110	108,628		10,482
NON-PERSONAL EXPENSES:				
ENERGY	14,978	13,882		1,096
OTHER	49,350	49,347		3
SEWER CONSTRUCTION	50,700	34,476	16,224	
CEMETERY:				
PERSONAL SERVICES	121,085	120,932		153
NON-PERSONAL EXPENSES:				
ENERGY	3,480	3,235		245
AIR COMPRESSOR	5,050	4,774		276
DEVELOPMENT	10,000	5,796		4,204
CARE OF VETERANS				
GRAVES	1,600	1,598		2
OTHER	19,220	19,067		153
	<u>\$ 4,209,299</u>	<u>\$ 3,498,989</u>	<u>\$ 502,300</u>	<u>\$ 208,010</u>
TOTAL PUBLIC WORKS AND FACILITIES				
HUMAN SERVICES:	\$	\$	\$	\$
BOARD OF HEALTH:				
PERSONAL SERVICES	39,786	39,427		359
NON-PERSONAL EXPENSES	6,209	5,987	169	53
CARE OF CONTAGIOUS DISEASE	8,700	8,628		72
FLURIDATION	5,342	402		4,940
MOSQUITO CONTROL	7,600	5,942		1,658
NURSING SERVICES	8,670	8,649		21
ANIMAL INSPECTOR	800	752		48
COMMUNITY PREVENTION PROGRAMS	29,170	27,502		1,668
COUNCIL ON AGING:				
PERSONAL SERVICES	51,005	49,419		1,586
NON-PERSONAL EXPENSES:				
ENERGY	1,650	1,339		311
VAN	18,000	13,775	585	3,640
OTHER	7,567	7,566		1
VETERANS AGENT:				
PERSONAL SERVICES	15,026	14,566		460
NON-PERSONAL EXPENSES:				
AID	45,000	12,075		32,925
OTHER	1,895	1,893		2
	<u>\$ 246,420</u>	<u>\$ 197,922</u>	<u>\$ 754</u>	<u>\$ 47,744</u>
TOTAL HUMAN SERVICES				

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	BUDGET (REVISED)	EXPENDITURES	ENCUMBERED	UNENCUMBERED BALANCE
	\$	\$	\$	\$
CULTURE AND RECREATION:				
LIBRARY:				
PERSONAL SERVICES	273,869	272,194		1,675
NON-PERSONAL EXPENSES:				
ENERGY	34,300	32,373		1,927
COPY SERVICE	7,576	7,558		18
OTHER	79,217	79,196		21
RECREATION:				
PERSONAL SERVICES	52,059	45,321		6,738
NON-PERSONAL EXPENSES:				
POOL RENOVATIONS	8,000	5,649	2,351	
OTHER	22,312	22,288		24
HISTORICAL COMMISSION:				
NON-PERSONAL EXPENSES	1,040	761	279	
	\$	\$	\$	\$
TOTAL CULTURE AND RECREATION	478,373	465,340	2,630	10,403
DEBT SERVICE:	\$	\$	\$	\$
RETIREMENT OF DEBT	1,200,000	1,200,000		
INTEREST ON LONG-TERM DEBT	451,927	451,927		
SHORT-TERM INTEREST EXPENSE	25,277	24,879		398
	\$	\$	\$	\$
TOTAL DEBT SERVICE	1,677,204	1,676,806		398
EMPLOYEE BENEFITS:	\$	\$	\$	\$
CONTRIBUTORY RETIREMENT: ASSESSMENT	1,502,424	1,502,424		
NON-CONTRIBUTORY PENSIONS: PENSIONS	130,157	122,067		8,090
SPECIAL PENSION FUND: TRANSFER TO TRUST FUND	40,000	40,000		
WORKER COMPENSATION: TRANSFER TO TRUST FUND	186,110	186,110		
UNEMPLOYMENT COMPENSATION: BENEFITS	60,000	45,534		14,466
GROUP HEALTH AND LIFE INSURANCE: PREMIUMS	1,095,339	1,095,173		166
	\$	\$	\$	\$
TOTAL EMPLOYEE BENEFITS	3,014,030	2,991,308		22,722

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO BUDGET (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	<u>BUDGET (REVISED)</u>	<u>EXPENDITURES</u>	<u>ENCUMBERED</u>	<u>UNENCUMBERED BALANCE</u>
	\$	\$	\$	\$
INTERGOVERNMENTAL:				
COUNTY ASSESSMENTS:				
COUNTY TAX	297,709	285,494		12,215
HOSPITAL	14,266	13,965		301
STATE ASSESSMENTS AND CHARGES:				
SPECIAL EDUCATION	18,473	19,502		( 1,029 )
SUPERVISION OF RETIREMENT SYSTEMS	6,105	6,105		
MOTOR VEHICLE EXCISE BILLS	3,119	3,119		
HEALTH INSURANCE	392	392		
RECREATION AREAS	111,292	111,299		( 7 )
AIR POLLUTION CONTROL	4,513	4,513		
METROPOLITAN AREA PLANNING COUNCIL	3,923	3,923		
METROPOLITAN SEWERAGE	221,734	221,734		
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	424,558	436,201		( 11,643 )
	\$	\$	\$	\$
TOTAL INTERGOVERNMENTAL	<u>1,106,084</u>	<u>1,106,247</u>		<u>( 163 )</u>



TOWN OF READING, MASSACHUSETTS  
GENERAL FUNDSTATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO PRIOR YEARS ENCUMBRANCES (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	ENCUMBERED BALANCE JULY 1, 1984	EXPENDITURES	ENCUMBRANCES	UNENCUMBERED BALANCE
	\$	\$	\$	\$
GENERAL GOVERNMENT:				
BOARD OF SELECTMEN				
SALE OF COMMUNITY CENTER	15,000	7,390	7,610	
APPRAISAL TASC	10,500	300	5,000	5,200
WOBURN ODOR	21,629		21,629	
R.R. DEPOT	5,000	1,189	3,811	
TRAFFIC SIGNALS	4,355	370	3,985	
OTHER	18,719	380	2,000	16,339
TOWN ACCOUNTANT	1,560	1,560		
BOARD OF ASSESSORS	46,676	3,250	3,317	40,109
TOWN TREASURER	20	15		5
TOWN COLLECTOR	6,844	6,755		89
LAW	5,684	3,737		1,947
DATA PROCESSING	589	589		
TOWN CLERK	244	244		
ELECTIONS	5,540	5,540		
REGISTRATION	135	135		
CONSERVATION COMMISSION	3,686	2,674		1,012
ZONING BOARD	215	215		
TOWN FOREST COMMITTEE	500	500		
BUILDING MAINTENANCE				
ENERGY IMP BUILDINGS	15,872	3,523	12,349	
LIBRARY SPACE	10,000	3,613	6,387	
OTHER	15,450	9,609		5,841
CASUALTY INSURANCE	1,000	805		195
PUBLIC SAFETY:				
POLICE	32,155	24,835		7,320
PARKING FINE ENFORCEMENT	1,292	147		1,145
FIRE	22,915	18,748		4,167
EMERGENCY MEDICAL TECHNICIANS	12,000	12,000		
INDEMNIFICATION POLICE/FIRE	4,835	2,923		1,912
BUILDING INSPECTOR	595	481		114
ANIMAL CONTROL	468	215		253
EDUCATION:				
SCHOOL:				
TEACHER SUMMER SALARIES	212,259	211,618		641
OTHER	107,397	105,865		1,532

TOWN OF READING, MASSACHUSETTS  
GENERAL FUND  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES, COMPARED TO PRIOR YEARS ENCUMBRANCES (CASH BASIS)  
YEAR ENDED JUNE 30, 1985

	<u>ENCUMBERED BALANCE JULY 1, 1984</u>	<u>EXPENDITURES</u>	<u>ENCUMBRANCES</u>	<u>UNENCUMBERED BALANCE</u>
PUBLIC WORKS AND FACILITIES:				
BOARD OF PUBLIC WORKS:				
ROAD CONSTRUCTION	144,232	143,038	1,194	
DRAIN CONSTRUCTION AND MAINTENANCE	141,200	1,128	140,072	
EQUIPMENT	91,555	91,344		211
PARK CONSTRUCTION	24,150	16,840	7,310	
OTHER	139,974	107,793	4,449	27,732
CEMETERY	9,588	7,003	2,260	325
HUMAN SERVICES:				
BOARD OF HEALTH	6,816	4,535		2,281
COUNCIL ON AGING	400	400		
VETERANS AGENT	4,095			4,095
CULTURE AND RECREATION:				
LIBRARY	1,981	1,968		13
RECREATION	2,251	2,251		
EMPLOYEE BENEFITS:				
GROUP HEALTH AND LIFE INSURANCE	3,616	3,616		
	<u>\$ 1,152,992</u>	<u>\$ 809,141</u>	<u>\$ 221,373</u>	<u>\$ 122,478</u>



## Office of Treasurer

MUNICIPAL BUILDING

TEL. 942-0500 x17

READING

MASSACHUSETTS 01867

LIZABETH W. KLEPEIS  
TREASURER

March 3, 1986

Mr. John Agnew  
Executive Secretary

Dear Mr. Agnew:

Attached, please find Schedules A, B, and C--the Treasurer's Report for Fiscal Year 1985 to be included in the 1985 Annual Report.

Sincerely yours,

*Elizabeth W. Klepeis*  
Elizabeth W. Klepeis

REPORT OF THE TOWN TREASURER  
ELIZABETH W. KLEPEIS

REVENUE SHARING FUNDS

Balance June 30, 1984	149,070
Federal Grants	423,038
Interest Earned	<u>37,321</u>
Total	609,429
Disbursed	<u>-550,000</u>
Balance June 30, 1985	59,429

STABILIZATION FUND

Balance June 30, 1984	643,934
Interest Earned	70,933
Added Principal	-
Total	<u>714,867</u>
Disbursed	<u>306,000</u>
Balance June 30, 1985	408,867

GENERAL CASH ACCOUNT

Balance June 30, 1984	6,204,624
Receipits	<u>+104,773,777</u>
Total	110,978,401
Disbursed	<u>-101,331,989</u>
Balance June 30, 1985	9,646,412

Schedule A

TOWN TRUST FUNDS ANALYSIS FISCAL 1985

<u>Fund</u>	<u>Beg. Bal.</u>	<u>Int. Added</u>	<u>Disburse.</u>	<u>Additions</u>	<u>Transfers</u>	<u>End. Bal.</u>
<u>Hospital</u>						
Parker	1,004,184.59	113,339.89	33,140.34			1,084,384.14
Grouard	460,264.41	51,645.62	50.00			511,860.03
Foster	15,670.34	1,626.29				17,296.63
<u>Cemetery</u>						
Forest Glen	507,631.46	58,708.69	50.00	5,375.00	27,298.77	544,366.38
Laurel Hill	202,953.15	23,923.53	50.00	6,712.00	20,000.00	213,538.68
Charles Lawn	18,245.85	1,588.64		13,595.00		33,429.49
<u>Scholarships</u>						
Northern Res.	13,581.58	1,196.79	1,100.00			13,678.37
Parker	6,987.55	795.47	600.00			7,183.02
Torre	5,607.55	497.53	600.00			5,505.08
Sawyer	6,980.83	624.29	600.00			7,005.12
K.L.Brown	1,456.79	143.51	25.00			1,575.30
Hill	1,517.25	128.26	100.00			1,545.51
<u>Library</u>						
Appleton Mansf.	18,580.31	2,370.63			1,500.00	19,450.94
Edw. Appleton	5,936.79	724.55				6,661.34
Foster	14,677.30	1,540.07			1,500.00	14,717.37
Torrey	1,245.41	115.83				1,361.24
Babcock	4,633.60	540.78				5,174.38
Public	1,148.57	151.01				1,299.58
Wadlin	2,005.74	259.60				2,265.34
Tuttle	613.46	35.57				649.03
Nichols	2,331.45	135.08				2,466.53
<u>Loan</u>						
Parker	6,685.05	278.08	2,000.00*	190.88*		6,963.13
	2,302,939.03	260,369.71	36,315.34	25,682.00	50,298.77	2,502,376.63

\*Do not change fund equity

Schedule B

Town of Reading Trust Funds Fiscal 1985 (June 30, 1985)

Divided into Expendable & Non Expendable Balances

<u>Fund</u>	<u>Non Expendable</u>	<u>Expendable</u>
<u>Hospital</u>		
Parker	35,000.00	1,049,384.14
Grouard	75,000.00	436,860.03
Foster	3,872.24	13,424.39
<u>Cemetery</u>		
Forest Glen	355,893.44	188,472.94
Laurel Hill	184,851.18	28,687.50
Charles Lawn	31,230.00	2,199.49
<u>Scholarships</u>		
Northern Res.	11,370.47	2,307.90
Parker	5,000.00	2,183.02
Torre		5,505.08
Sawyer	5,000.00	2,005.12
K.L.Brown	1,000.00	575.30
Hill	1,500.00	45.51
<u>Library</u>		
Appleton Mansf.	11,000.00	8,450.94
Edw. Appleton	5,000.00	1,661.34
Foster	12,000.00	2,717.37
Torrey	1,000.00	361.24
Babcock	3,597.72	1,576.66
Public		1,299.58
Wadlin		2,265.34
Tuttle	500.00	149.03
Nichols		2,466.53
<u>Loan</u>		
Parker	6,963.00	
	<u>749,778.18</u>	<u>1,752,598.45</u>

Total = 2,502,376.63

Schedule C



TOWN OF READING, MASSACHUSETTS  
OFFICE OF  
INSPECTOR OF BUILDINGS

ROOM 9, COMMUNITY CENTER 52 SANBORN ST.  
942-0500 ext. 52 & 54

New Dwellings	37	3,335,000
Commercial Foundations	3	773,000
Additions	152	2,176,151
Alterations	127	2,188,969
Roofs	36	77,415
Swimming Pools	39	209,052
Garages	7	128,500
Fire Damage Repairs	1	28,000
Signs	11	24,123
Razed Buildings	5	30,500
Accessory Buildings	8	4,308
Miscellaneous Structures	10	9,500,698
Relocated Building	---	-----
Wood/Coal Stoves	31	23,896
Solar Additions	<u>5</u>	<u>30,911</u>
	472	\$18,530,523

Total fees collected - \$92,611.00



To the Honorable Board of Selectmen:

I hereby submit my annual report for the year 1985. The following permits were issued and inspected by me during the year:

		Est. Const. Cost
37	New Dwellings	3,335,000
3	Commercial Foundations	773,000
152	Additions	2,176,151
127	Alterations	2,188,969
36	Roofs	77,415
39	Swimming Pools	209,052
7	Garages	128,500
1	Fire Damage Repairs	28,000
11	Signs	24,123
5	Razed Buildings	30,500
8	Accessory Buildings	4,308
10	Miscellaneous Structures	9,500,698
---	Relocated Building	-----
31	Wood/Coal Stoves	23,896
<u>5</u>	Solar Additions	<u>30,911</u>
471	Permits Issued	\$18,530,523

A total of \$92,611.00 in fees were collected and turned over to the Treasurer's office.

Respectfully submitted,  
Stuart S. LeClaire  
Inspector of Buildings

To the Honorable Board of Selectmen:

I hereby submit my annual report for the year 1985. A total of 250 plumbing permits were issued and inspected. A total of \$9,218.00 was collected and turned over to the Treasurer's office.

Respectfully submitted,  
Edward Cirigliano  
Plumbing Inspector

To the Honorable Board of Selectmen:

I hereby submit my annual report for the year 1985. A total of 129 gas permits were issued and inspected. A total of \$2,509 was collected and turned over to the Treasurer's office.

Respectfully submitted,  
Edward Cirigliano  
Gas Inspector

To the Honorable Board of Selectmen:

I hereby submit my annual report for the year 1985. A total of 430 wiring permits were issued and inspected. A total of \$8,481.75 was collected and turned over to the Treasurer's office.

Respectfully submitted,  
John J. Holland  
Wiring Inspector

## REPORT OF THE BOARD OF PUBLIC WORKS

THE BOARD OF PUBLIC WORKS SUBMITS ITS ANNUAL REPORT FOR 1985.

ON MARCH 19, 1985 THE BOARD REORGANIZED WITH DOUGLASS L. BARKER AS CHAIRMAN AND BARRY E. HAMPSON AS SECRETARY. THE BOARD WELCOMED MR. RON BOUCHER, WHO WAS ELECTED TO THE BOARD FILLING THE VACANCY LEFT WHEN GAIL F. WOOD CHOSE NOT TO RUN FOR REELECTION. BOARD MEMBERS WERE APPOINTED TO THE VARIOUS COMMITTEES AS FOLLOWS:

LAW COMMITTEE - ARTHUR POLYCHRONES  
RECREATION COMMITTEE- BARRY E. HAMPSON  
COMPUTER ADVISORY COMMITTEE- ROBERT P. GRIFFIN  
BPW PERSONNEL SUBCOMMITTEE- ARTHUR POLYCHRONES  
RON BOUCHER  
M.W.R.A. CITIZENS ADVISORY COMMITTEE- BARRY E. HAMPSON  
RELOCATION PROJECT COMMITTEE - DOUGLASS L. BARKER

ON OCTOBER 21, 1985 MR. ARTHUR POLYCHRONES RESIGNED FROM THE BOARD TO TAKE UP RESIDENCE IN MASHPEE, MASS. THE BOARD THANKED MR. POLYCHRONES FOR HIS DEDICATED SERVICE TO THE BOARD AND TO THE TOWN OF READING.

NORMAL WEEKLY MEETINGS WERE HELD ON MONDAY NIGHTS WITH ADDITIONAL EVENINGS SCHEDULED WHEN ACTIVITIES REQUIRED. BOARD OF SURVEY MEETINGS WERE HELD WITHIN REGULARLY SCHEDULED BOARD OF PUBLIC WORKS MEETINGS WHENEVER POSSIBLE TO ALLOW MEMBERS MORE TIME TO ATTEND OTHER TOWN MEETINGS. THE BOARD OF PUBLIC WORKS MET A TOTAL OF 39 TIMES DURING THE YEAR, AND ACTING AS THE BOARD OF SURVEY, MET 17 TIMES.

THE BOARD SPENT MANY NIGHTS PREPARING FOR THE VARIOUS PROPOSALS PUT FORTH IN TOWN MEETING IN AN EFFORT TO RESOLVE THE LOCATION ISSUE FOR THE PROPOSED PUBLIC WORKS FACILITY. FULL COOPERATION WAS GIVEN TO THE PLANNING BOARD STUDY TO DETERMINE COMPARISON VALUES OF THE VARIOUS SITES UNDER CONSIDERATION, AND THE BOARD LATER BECAME AN INTERCAL PART OF THE TASK FORCE ESTABLISHED BY SURSEQUENT TOWN MEETING TO EVALUATE SPECIFIC INDUSTRIAL SITES AND TO DEVELOP A PACKAGE OF INFORMATION FOR INTERESTED DEVELOPERS. THE BOARD AWAITS TOWN MEETING ACTION FOR SPECIFIC INSTRUCTIONS BEFORE TAKING ANY FURTHER ACTION ON THE LOCATION OR CONSTRUCTION OF THE FACILITY.

THE BOARDS ACTIVITIES TO PROTECT AND TO INCREASE OUR WATER SUPPLY CONTINUES AT A HIGH LEVEL. THE AQUIFER PROTECTION BY LAW WAS ACCEPTED BY TOWN MEETING; WELL 92-20 IN TOWN FOREST HAS BEEN COMPLETED AND WILL GO ON LINE IN MAY OF 1986, AND A WATER SOURCE STUDY OF BARE MEADOW HAS BEEN APPROVED AND WILL BE UNDERWAY DURING THE SUMMER OF 1986. IN ADDITION, THE BOARD CONTINUES TO MONITOR THE RIVERPARK DEVELOPMENT ADJACENT TO THE WELL FIELDS AND HAS PROTESTED OR APPEALED ALL ATTEMPTS MADE TO DISCHARGE EFFLUENT INTO THE IPSWICH RIVER.

THE REQUIREMENTS OF PROPOSITION 2 1/2 CONTINUE TO SHRINK THE BUDGET OF THE BOARD AND ACTIVITIES HAVE BEEN CURTAILED IN ALL AREAS OF MAINTENANCE AND SERVICES. NO STREET ACCEPTANCES REQUIRING MAJOR CONSTRUCTION AND FUNDING ARE PLANNED FOR THE COMING YEAR. ROADWAY, DRAINAGE, AND SIDEWALK CONSTRUCTION HAVE BEEN ELIMINATED OR SEVERELY RESTRICTED TO COMPLY WITH THE FISCAL RESTRAINTS IMPOSED ON THE TOWN.

THE BOARD WISHES TO EXTEND ITS THANKS TO THE TOWN BOARDS, COMMITTEES, DEPARTMENT EMPLOYEES, AND THE GENERAL PUBLIC FOR THEIR COOPERATION, UNDERSTANDING AND ASSISTANCE.

RESPECTFULLY SUBMITTED,

DOUGLASS L. BARKER, CHAIRMAN  
BARRY E. HAMPSON, SECRETARY  
ROBERT P. GRIFFIN  
J. RON BOUCHER

## SUPERINTENDENTS REPORT

### TO THE BOARD OF PUBLIC WORKS:

AS REQUIRED BY SECTION 4, CHAPTER 118, OF THE ACTS AUTHORIZING THE TOWN OF READING TO ESTABLISH A BOARD OF PUBLIC WORKS, I RESPECTFULLY SUBMIT FOR YOUR CONSIDERATION THE SIXTY-FIFTH ANNUAL REPORT OF THE DEPARTMENT OF PUBLIC WORKS, AND A SHORT RESUME OF THE WORK PERFORMED DURING THE YEAR 1985 WITH RECOMMENDATIONS FOR THE FUTURE.

### BOARD OF SURVEY

THE MEMBERS OF THE BOARD OF PUBLIC WORKS ALSO SERVE AS MEMBERS OF THE BOARD OF SURVEY BY LEGISLATION. ACTING IN THAT CAPACITY, 17 HEARINGS WERE HELD FOR SUBDIVISIONS AND STREET LAYOUTS. THE BOARD OF SURVEY MAINTAINS CONTROL OVER ALL SUBDIVISIONS THROUGH THE DEPARTMENTS ENGINEERING DIVISION, WHICH ADVISES THE BOARD ON ENGINEERING COMPLIANCE, PREPARES ESTIMATES, AND ESTABLISHES PROPER BONDING REQUIREMENTS.

THE FOLLOWING SUBDIVISIONS WERE UNDER CONSTRUCTION IN 1985.

HANSCOM AVENUE EXTENSION  
CHESTNUT ROAD EXTENSION  
COLONIAL DRIVE EXTENSION  
LILAH LANE II & III  
LOUANIS DRIVE  
LATHAM LANE  
GAVIN CIRCLE  
BUCKSKIN DRIVE

### ENGINEERING DIVISION

THE ENGINEERING DIVISION SERVES A MOST IMPORTANT ROLE IN THE ACTIVITIES OF THE DEPARTMENT, THE BOARD OF PUBLIC WORKS, AND THE BOARD OF SURVEY. THE DIVISION PREPARES ALL PRE-BID ESTIMATES AND SPECIFICATIONS AND HAS COMPLETE CONSTRUCTION INSPECTION AND CONTROL OF ALL CONTRACT AND SUB DIVISION WORK. THE DIVISION RELATES VERY CLOSELY TO THE BOARD OF APPEALS, THE PLANNING BOARD, THE CONSERVATION COMMISSION, AND OTHER COMMISSIONS AND COMMITTEES REQUIRING ENGINEERING AND COMPUTER RELATED INFORMATION.

AT THE PRESENT TIME, THE ENGINEERING DIVISION IS UNDERSTAFFED AT THE SENIOR ENGINEERING LEVEL. DUE TO BUDGET CONSTRAINTS, HOWEVER, THE DEPARTMENT HAS HAD TO ABSORB NEGOTIATED PERSONNEL INCREASES BY EITHER NOT FILLING POSITIONS OR BY ELIMINATING FUNCTIONS.

### WATER DIVISION

APPROXIMATELY 33 RESIDENTIAL UNITS WERE CONSTRUCTED IN THE PAST YEAR AND A TOTAL OF 33 NEW WATER SERVICES WERE INSTALLED. A TOTAL OF 2100 LINEAR FEET OF WATER MAIN WAS INSTALLED AND 34 OLD SERVICES WERE REPLACED. IN KEEPING WITH THE NEWLY INSTITUTED FLUSHING PROGRAM, ONE THIRD OF THE TOWN WATER SYSTEM WAS FLUSHED THROUGH HYDRANTS. THIS PROCEDURE HAS IMPROVED THE QUALITY OF THE WATER WITHIN THE DISTRIBUTION SYSTEM.

## WATER PUMPING STATION AND TREATMENT PLANT

THE YEAR BEGAN WITH A VERY LOW WATER TABLE AT OUR WELL FIELD IN THE TOWN FOREST BUT WITH THE AID OF AN ABNORMALLY HIGH LATE SUMMER RAINFALL OUR SUPPLY WAS NOT IN DOUBT.

TOTAL RAINFALL IN 1985 WAS 25.47 INCHES WHICH IS 17.05 INCHES ABOVE THE NORM.

A TOTAL OF 956,260,000 GALLONS OF WATER WAS DELIVERED TO THE DISTRIBUTION SYSTEM IN 1984.

THE HIGHEST SINGLE DAY'S CONSUMPTION WAS 3,889,000 GALLONS ON JUNE 22, 1985. THE HIGHEST SEVEN DAYS' CONSUMPTION FOR THE PERIOD WAS JULY 18 THROUGH JULY 24, 1985 AT 23,830,000 GALLONS.

# LOUANIS WATER TREATMENT PLANT

THE PLANT OPERATED WITHOUT INCIDENT FOR THE ENTIRE YEAR AND WITH THE INTRODUCTION OF ADVANCED TREATMENT PROCESSES AND COST CONTROL PRACTICES, OUR OPERATING COSTS WERE KEPT TO A MINIMUM. ALL SIX FILTERS WERE REBUILT DURING THE SPRING OF 1985 HELPING TO INCREASE OUR PRODUCTION RATE DURING HIGH DEMAND PERIODS.

## STATISTICS FOR THE YEAR ENDED DECEMBER 1985

Population - Town of Reading Census of 1985 - 22,301

### COMPARATIVE TOTAL PUMPAGE OF WATER FOR PAST TEN YEARS

YEAR	PUMPAGE GALLONS	INCREASE OR DECREASE	AVG. DAILY PUMPAGE	INCREASE OR DECREASE
1976	1,027,967,800	90,955,800 (D)	2,816,350	246,389 (D)
1977	728,181,200	299,786,600 (D)	1,992,662	823,688 (D)
1978	755,351,600	27,170,400 (I)	2,069,456	76,794 (I)
1979	685,432,300	69,919,300 (D)	1,877,897	191,559 (D)
1980	666,282,200	19,150,100 (D)	1,819,442	58,455 (D)
1981	670,178,700	3,896,500 (I)	1,834,878	15,436 (I)
1982	620,834,500	49,344,200 (D)	1,700,916	133,962 (D)
1983	703,340,000	82,505,000 (I)	1,927,000	266,000 (I)
1984	913,774,000	210,434,000 (I)	2,503,490	576,490 (I)
1985	956,260,000	42,486,000 (I)	2,619,890	116,400 (I)



TABLE SHOWING MONTHLY AMOUNTS OF RAIN

MONTHS	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
Total	0.33	1.73	1.40	1.30	2.60	1.60	3.73	3.68	1.58	1.88	4.82	0.82
Accum. T.		2.06	3.46	4.76	7.36	8.96	12.69	16.37	17.95	19.83	24.65	25.47
Norm.	3.69	3.54	4.01	3.49	3.47	3.19	2.74	3.46	3.16	3.02	4.51	4.24
Total Norm.												42.52

WATER PUMPAGE 1985

Month	Days	Gallons	Average Daily Gallons
January	31	65,576,000	2,115,354
February	28	65,330,000	2,333,214
March	31	85,327,000	2,752,483
April	30	85,400,000	2,846,666
May	31	93,317,000	3,010,225
June	30	89,575,000	2,985,833
July	31	95,584,000	3,083,354
August	31	91,402,000	2,948,451
September	30	83,252,000	2,775,066
October	31	64,311,000	2,074,548
November	30	68,690,000	2,289,666
December	31	68,496,000	2,209,548
Total		956,260,000	2,619,890

## HIGHWAY DIVISION

### SIDEWALK MAINTENANCE

SIDEWALK MAINTENANCE HAS BEEN LIMITED TO NECESSARY REPAIRS IN HIGH PEDESTRIAN TRAFFIC AREAS.

### MAINTENANCE OF STORM DRAINS

CATCH BASINS ARE CLEANED ANNUALLY. CULVERTS AND DITCHES ARE CLEANED PERIODICALLY AND THE DEPARTMENT HAS INSTITUTED A PROGRAM OF SYSTEMATIC CLEANING AND RESHAPING OF OPEN DRAINAGE DITCHES TO AID IN RUN OFF. CATCH BASINS ARE REPAIRED AS REQUIRED.

### STORM DRAIN CONSTRUCTION

CONSTRUCTION OF PHASE ONE OF THE ARIZONA RIVER BASIN SYSTEM IS UNDERWAY AND WILL BE COMPLETE IN THE SPRING OF 1986. PHASE TWO DESIGN IS UNDERWAY, EASEMENTS ARE BEING NEGOTIATED AND CONSTRUCTION WILL COMMENCE IN THE SUMMER OF 1986. PHASE THREE ENGINEERING WILL COMMENCE IN THE SUMMER OF 1986 AND BIDS WILL BE TAKEN LATE IN 1986 FOR CONSTRUCTION IN THE EARLY PART OF 1987.

### STREET MAINTENANCE

THE ROADWAY MAINTENANCE PROGRAM CONTINUED WITH TEMPORARY PATCH, STONE CHIP SEALING, OVERLAYS AND ROADWAY RECONSTRUCTION.

THE FOLLOWING STREETS WERE RECONSTRUCTED BY A COMBINATION OF CONTRACTOR AND TOWN FORCES. THEY WERE:

VAN NORDEN ROAD - ALL

WILLOW STREET - B&M RAILROAD TRACKS TO WEST STREET

MINOT STREET - ALL

PEARL STREET - WAKEFIELD STREET TO LUCY DRIVE

THE OVERLAY PROGRAM CONTINUED IN 1985 AND PEARL STREET FROM SALEM TO CHARLES STREETS, ALL OF FOREST GLEN ROAD AND FOREST STREET FROM SPRUCE ROAD TO GROVE STREET WERE COMPLETED. THE PROGRAM WILL CONTINUE IN THE SPRING OF 1986.

WORK UNDER CHAPTER 732 STATE FUNDS WERE COMPLETED DURING THE PAST YEAR. THE DEPARTMENT AWAITS ADDITIONAL FUNDING TO DO NEW SIDEWALKS IN SEVERAL CRITICAL AREAS OF THE TOWN.

### SNOW AND ICE

THERE WERE FIVE STORMS IN 1985 REQUIRING FLOWING. IN ADDITION, THERE WAS NEED FOR A SUBSTANTIAL NUMBER OF SANDING AND SALTING OPERATIONS. UNLIKE THE PRIOR THREE YEARS, THERE WAS NO REQUIREMENT FOR ADDITIONAL FUNDING THROUGH THE RESERVE FUND IN 1985.

EVERY EFFORT WAS MADE TO FLOW THE SNOW AND RETURN THE TOWN TO NORMAL CONDITIONS AFTER EACH STORM.

### PARKS AND PLAYGROUND DIVISION

NORMAL MAINTENANCE WAS ACCOMPLISHED IN THE PARKS, PLAYGROUNDS, AND SCHOOL PROPERTIES BY DEPARTMENT PERSONNEL ASSISTED BY TEMPORARY EMPLOYEES IN THE SPRING AND SUMMER.

## SEWER DIVISION

ALL SEWER PUMPING STATIONS WERE REHABILITATED AND BROUGHT UP TO OPERATING STANDARDS DURING THE PAST YEAR. THERE WERE NO LONG TERM DOWN PERIODS OF ANY OF THE SYSTEMS.

MAINTENANCE CLEANING WAS CONDUCTED ON 25 MILES OF THE SEWAGE SYSTEM USING POWER OPERATED CLEANING EQUIPMENT.

THE PROGRAM FOR CONNECTING HOUSES TO THE SEWER BY LICENSED DRAIN LAYERS CONTINUED AND 49 CONNECTIONS WERE MADE.

## SANITARY SEWER SYSTEM

THE MASSACHUSETTS WATER RESOURCES AUTHORITY HAS PRESENTLY UNDER CONSTRUCTION A 30 MILLION GALLON PER DAY SEWAGE PUMPING STATION AT THE READING-WAKEFIELD LINE. THE STATION IS PROPOSED TO BE COMPLETED BY THE FALL OF 1986 AND SHOULD EFFECTIVELY ELIMINATE CHRONIC SURCHARGING PROBLEMS OF THE PAST.

## TRASH DISPOSAL

AS OF JULY 1, 1986 THE TOWN ENTERS THE THIRD AND FINAL YEAR OF THE TRASH PICK-UP CONTRACT. AFTER A SATISFACTORY FINANCIAL AGREEMENT WAS REACHED WITH THE VINING COMPANY, THE HILTZ CO. OF GLOUCESTER, MA. ASSUMED ALL CONTRACTUAL RESPONSIBILITY FOR THE LOCAL PICK UP AND DELIVERY TO RESCO IN SAUGUS, MASS.. COSTS FOR TIPPING HAVE REMAINED RELATIVELY STABLE AND THE TRASH TONNAGE CLOSELY APPROXIMATES BUDGETED ESTIMATES.

## JOHN STREET FACILITY

ALL ARTICLES PERTAINING TO THE SITING AND CONSTRUCTION OF THE PROPOSED PUBLIC WORKS FACILITY WERE TABLED AT THE ANNUAL TOWN MEETING AND A BLUE RIBBON TASK FORCE WAS ASSEMBLED TO STUDY ALL INDUSTRIAL LANDS FOR POSSIBLE USE OF THE FACILITY. SUBSEQUENT TOWN MEETING AUTHORIZED REQUEST FOR PROPOSALS FOR USE OF THE LANDFILL AND ARE TO INCLUDE PLANNING FOR THE NEW FACILITY. THE BOARD AWAITS THE RESULTS OF THESE PROPOSALS AND SUBSEQUENT DECISIONS.

## GENERAL RESUME AND RECOMMENDATIONS

IN THE YEAR 1985 THE DEPARTMENT, WITH THE CONCURRENCE AND SUPPORT OF THE BOARD OF PUBLIC WORKS, THE TREASURER, AND THE FINANCE COMMITTEE INSTITUTED A COMPLETELY NEW BUDGET CONCEPT FOR THE OPERATION OF THE WATER SUPPLY AND TREATMENT PROCESS AND FOR THE OPERATION OF OUR TOWN SEWER SYSTEM. THE COSTS OF OPERATING AND MAINTAINING THE WATER AND SEWER FUNCTIONS ARE NOW ON AN ENTERPRISE SYSTEM, A PAYMENT ACCORDING TO USE METHOD. THE TOWN'S OBLIGATION FOR SEWERAGE TREATMENT, FORMERLY PROVIDED BY THE MDC UNTIL 1985, APPEARED AS A CREDIT ON THE STATE REIMBURSEMENT (CHERRY SHEET). THIS IS NO LONGER THE CASE. THE TOWN MUST NOW APPROPRIATE THE ASSESSMENT FOR THE MASSACHUSETTS WATER RESOURCES AUTHORITY AND DIRECTLY FROM ASSESSMENTS RAISE THIS AMOUNT BY UTILIZING USER CHARGES. THE TOWN IS NOW IN COMPLIANCE. WITH THE EXCEPTION OF A SMALL AMOUNT OF THE DEBT SERVICE, NO WATER OR SEWER RELATED SERVICES ARE FUNDED THROUGH TAX RECEIPTS.

AS A RESULT OF TOWN MEETING ACTIONS, NO FURTHER ACTIVITY LEADING TO THE ACTUAL CONSTRUCTION OR LOCATION OF THE PROPOSED PUBLIC WORKS FACILITY HAS TAKEN PLACE DURING THE PAST YEAR. THE DEPARTMENT PLAYED A SIGNIFICANT ROLE IN THE ACTIONS OF THE TASK FORCE CREATED BY TOWN MEETING TO REVIEW ALL POSSIBLE INDUSTRIAL SITES IN THE JOHN ST. AREA. NO ACTION IS PLANNED BY THE DEPARTMENT UNTIL DECISIONS ARE MADE BY TOWN MEETING AFTER THE RESULTS OF THE DEVELOPERS RESPONSES ARE EVALUATED.

THE DEPARTMENT CONTINUES TO MONITOR CLOSELY EACH AREA OF ITS OBLIGATIONS WITHIN A MOST RESTRICTIVE BUDGET. THE DEPARTMENT IS NOW REGULARLY FORCED TO PRESENT TO THE BOARD CHOICES RATHER THAN PRESENTING REAL NEEDS FOR FUNDING. AS THE RESULT OF A BUDGET INCREASE OF 1.6% IN FY 86 AND THE REAL PROBABILITY OF A 0% INCREASE FOR FY 87, THE DEPARTMENT IS REALLY OPERATING WITH A REAL DOLLAR LOSS OF APPROXIMATELY 8% OVER THE PAST TWO YEARS. IT IS IMPOSSIBLE TO OPERATE UNDER THESE CONDITIONS WITHOUT SIGNIFICANT REDUCTIONS IN ALL AREAS OF THE CAPITAL BUDGET. CLEARLY, THE DECISION MAKING PROCESS RELATED TO THE ALLOCATION OF FUNDS IS EXTREMELY DIFFICULT FOR THE BOARD.

THE TOWN MEETING SUPPORTED THE DEPARTMENT AND BOARD IN THE PASSAGE OF AN AQUIFER PROTECTION PLAN THAT SHOULD INSURE THE INTEGRITY OF OUR WATER SUPPLY SYSTEM FROM WITHIN THE TOWN. THE DEPARTMENT CONTINUES TO FIGHT THE CONDITIONS FOR THE CONSTRUCTION OF RIVER PARK 93 TO INSURE THAT OUR SUPPLY IS PROTECTED FROM WITHOUT. THE BOARD'S ACTION IN PARTAKING IN A STUDY LEADING TO AN AREA AQLIFER PROTECTION PLAN IS COMMENDABLE AND SHOULD BE LOOKED AT AS AN ONGOING EFFORT. TO FURTHER PROTECT OUR SUPPLY, THE BOARD HAS APPLIED FOR, AND HAS BEEN AWARDED A GRANT TO DO A TOWN WIDE INFILTRATION AND INFLOW STUDY. THIS PROJECT WILL COMMENCE IN THE SPRING OF 1986 AND REQUIRE APPROXIMATELY ONE YEAR TO COMPLETE. THE RESULTS OF THE STUDY WILL LEAD TO ANOTHER GRANT TO CORRECT OR REPAIR THOSE PROBLEM AREAS DETERMINED BY THE STUDY.

GENERALLY, ANNUAL REPORTS ARE CLOSED BY SOME BRIGHT AND WITTY REMARK INDICATING THAT ALL IS WELL AND IS EVEN GOING TO GET BETTER BUT THAT IS NOT THE CURRENT CASE. UNFORTUNATELY THE TOWN CAN LOOK FORWARD TO SIGNIFICANTLY HIGHER COSTS IN THE COMING YEAR FOR TRASH PICKUP AND FOR THE MASS. WATER RESOURCES ASSESSMENT. IN ADDITION, ALTHOUGH INFLATION HAS LEVELLED OUT, AN INCREASE OF APPROXIMATELY 4% CAN BE EXPECTED FOR MATERIALS.

IN SPITE OF FISCAL CONSTRAINTS AND CERTAIN INCREASES, THE DEPARTMENT INTENDS TO SERVE THE NEEDS AND REQUIREMENTS OF THE COMMUNITY TO THE BEST OF ITS ABILITY.

RESPECTFULLY SUBMITTED,

A.V. FLETCHER, P.E.  
SUPERINTENDENT



## BOARD OF HEALTH

DRAFT  
TOWN OF READING

### DRAFT OF ANNUAL REPORT

During this past year, the Board of Health members and Health Department staff were pleased to offer programs for the community in the areas of disease prevention and health promotion, as well as address the environmental concerns of our Town. Due to careful planning, monitoring, and evaluation of existing programs, the Department was able to stay within the limits of the Town's fiscal constraints while still providing needed and specific programs.

In the areas of disease prevention and health promotion, the Health Department's Nursing staff offered four (4) blood pressure screening clinics each month during the past year; weekly mantoux testing, follow-up readings for tuberculosis control, and weekly investigations of cases of food-borne illness and other communicable diseases. Influenza and pneumonia clinics were held at three (3) different sites this past year with six-hundred and sixty citizens receiving the influenza vaccine and forty-eight senior citizens receiving the pneumonia vaccine. The Board continues to distribute biologics and other vaccines to Reading physicians and the School Department Nurses for control of communicable disease.

The Well Child Clinic services were again offered to parents of children in the Town. The number of clinics were decreased to four (4) this year as the need for such clinics were not as strong as in the past years. The Nursing Staff of the Well Child Clinic is working closely with the Health Director to expand the educational sessions on growth and development for girls ages 10-13 years. The sessions were so popular that additional workshops have been offered for girls this year. Due to numerous requests from parents, pre-adolescent seminars on growth and development for sixth grade boys have been developed and will be offered this spring.

In addition to the Department's on going health promotion programs, our Health Director worked with staff of Winchester Hospital's Education Department to sponsor a "Health and Wellness Day" for the community in October. Free health screenings for height, weight, blood pressure, lung capacity, visual acuity and blood chemistry were offered to adults in Reading. Physicians, dentists, and podiatrists were available to conduct the appropriate screenings. Exhibitors from twelve agencies were also present to answer numerous health questions and to provide educational materials.



All Community Prevention Programs were thoroughly reviewed this past year in order to achieve the most cost effective delivery of services to our Town. Eastern Middlesex Mental Health Association continued to receive Board of Health monies to support out-patient clinic services for Reading residents. However, our contribution was decreased to fall more in line with the four (4) other communities utilizing the agency's services. The Drug & Alcohol Prevention Education Program was funded for the middle schools again this year with plans developed to fund a part-time position of Prevention-Educator-Coordinator next year. A pilot program was conducted by staff at the Family Health Counseling, Inc., in Reading and was initiated this year to assist senior citizens whose needs for support and socialization are often ignored. The counselors worked with the outreach worker from the Council on Aging to assist senior citizens in need throughout this past year. The Board of Health has been able to help a number of other Reading residents in need of social services through its close working relationship with staff of the Community Service Network in Stoneham.

The Board will continue to honor its commitment to retarded citizens in Reading through a grant to Eastern Middlesex Mental Health Association. The monies were used to underwrite a training program for clients to learn independent skills for employment.

The regulatory functions of the Board were carried out by the Health Inspector and Health Director. Permits were issued yearly after routine inspections were made of the following facilities; six (6) bakeries, twenty-four (24) food service establishments, twenty-eight (28) retail food service establishments, five (5) semi-public and public swimming pools, four (4) suntanning facilities, two (2) health clubs, four (4) recreational camps, and twelve (12) people who keep animals in the Town. The school cafeterias and those facilities catering meals to the public were also inspected regularly. The Department continues to monitor the fourteen (14) restaraunts who are required to provide No-Smoking sections for their patrons and require such sections on all plans submitted for restaraunts with a seating capacity of forty (40) or more. In addition, the Board now requires that all restaurant managers be cerified in "choke-saving" techniques before food service permits are renewed by the Department.

The Department staff also conducts housing inspections throughout the year in response to complaints and makes arrangements for lead paint testing in homes where children



under six years of age reside. Laboratory analysis of questionable food products and suspected rabid animals is provided through the State Laboratory in Boston. The Health Inspector continues to review preliminary and definitive subdivision plans regularly, witness percolation and groundwater tests for private septic systems when the tie-in to the municipal sewer system is impossible, and to review plans for new food service establishments and additions to existing restaurants. The entire staff responds regularly to the wide variety of citizen complaints on numerous health related concerns which include dog and animal bites.

Mosquito control was greatly enhanced by joining the Eastern Middlesex Mosquito Control Program this past year. David Henley, Superintendent, and his crew provided spring and summer larval control and water management measures to breeding areas designated as priority sites in the Town for control. Mosquito traps were placed in four (4) locations throughout the summer and analyzed for numbers and types of mosquitoes. Truck spraying was done when mosquito traps were high in numbers and indicated a nuisance, or when the State Public Health Department stated that the risk of equine encephalitis was imminent. The project staff continued to assess the priority areas for mosquito control and to conduct scientific and environmentally sound programs for the remainder of the year.

In regards to environmental concerns, the Board reviewed the Woburn hazardous waste clean-up proposal and submitted a response to the Environmental Protection Agency on the possible health affects to our Town. In addition, our Department strongly supports the Aquifer Protection By-Law and will be actively involved in enforcing regulations under its jurisdiction to protect the water supply in the Town. The Board will continue to meet with the Regional Water Policy Group to protect our regional water resources from contamination and will work with other Town Departments to insure that any land development will not jeopardize our water supply.

The Board of Health will continue to evaluate and offer programs that meet the community's needs and concerns and to listen and assist individual citizens to solve the public health problems affecting their lives.

Respectfully Submitted:

Paul F. Caselle, D.D.S., Chairman

James J. Nugent, Jr., Member

Jill C. Dugan, Member

M. Jane Gallahue, Health Director

# REPORT OF THE READING CONTRIBUTORY RETIREMENT SYSTEM

William E. MacBrien - Chairman  
 Richard P. Foley - Secretary  
 George R. Larson - Member  
 Ellie Kashian - Administrative Assistant

## RECORDS

### MEMBERSHIP STATUS

	<u>CURRENT</u> <u>YEAR</u>	<u>PRIOR</u> <u>YEAR</u>	<u>INCREASE</u> <u>(DECREASE)</u>
ACTIVE MEMBERS .....	429	437	(8)
INACTIVE MEMBERS .....	2	3	(1)
RETIRED MEMBERS .....	235	225	10
BENEFICIARIES .....	25	26	(1)
TOTAL MEMBERSHIP	691	691	0

TOWN OF READING, MASSACHUSETTS  
CONTRIBUTORY RETIREMENT SYSTEM FUND  
BALANCE SHEET  
DECEMBER 31, 1984

ASSETS

CASH	\$ 959,219
ACCRUED INTEREST AND DIVIDENDS	210,340
INVESTMENTS:	
BONDS AT AMORTIZED COST	6,112,290
STOCK AT COST	<u>281,783</u>
TOTAL ASSETS	<u>\$ 7,563,632</u>

FUND BALANCE

FUND BALANCE:

RESERVED FOR EMPLOYEE CONTRIBUTIONS	\$ 4,126,065
RESERVED FOR MEMBERSHIP ANNUITIES	1,697,698
RESERVED FOR MILITARY SERVICE CREDIT	3,671
UNRESERVED	<u>1,736,198</u>
TOTAL FUND BALANCE	<u>\$ 7,563,632</u>

TOWN OF READING, MASSACHUSETTS  
CONTRIBUTORY RETIREMENT SYSTEM FUND  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES  
YEAR ENDED DECEMBER 31, 1984

OPERATING REVENUES:

CONTRIBUTIONS	\$1,986,712
INVESTMENT INCOME	<u>713,715</u>
TOTAL OPERATING REVENUE	<u>2,700,427</u>

OPERATING EXPENSES:

PAYMENT TO RETIREES	1,713,531
REFUNDS TO TERMINATED EMPLOYEES	136,956
ADMINISTRATIVE EXPENSES	<u>27,743</u>
TOTAL OPERATING EXPENSES	<u>1,878,230</u>
NET OPERATING INCOME	822,197
FUND BALANCE JULY 1, 1983	<u>6,741,435</u>
FUND BALANCE JUNE 30, 1984	<u>\$7,563,632</u>

BOARD OF CEMETERY TRUSTEES

Annual Report - Year 1985

To the Board of Cemetery Trustees:

Gentlemen:

The following statistics are from office records for the Calendar year 1985:

<u>Interments</u>	<u>Laurel Hill</u>	<u>Charles Lawn</u>	<u>Forest Glen</u>	<u>Total</u>
Adults	14	21	53	88
Cremation Urns	6	2	6	14
Babies-3 months or younger	<u>-</u>	<u>1</u>	<u>2</u>	<u>3</u>
Total	20	24	61	105
Total for all years	8048	84	2785	10,917

Sale of Lots and Graves

Ten Grave Lots	1	-	-	1
Eight Grave Lots	-	-	-	-
Six Grave Lots	-	-	-	-
Five Grave Lots	-	-	-	-
Four Grave Lots	-	1	3	4
Three Grave Lots	-	1	1	2
Two Gr. Lots - EDP - 4 interments	-	4	-	4
Two Grave Lots	13	4	3	20
Single Graves - EDP - 2 interments	-	22	-	22
Single Graves	2	1	20	23
Veteran's Graves	-	4	-	4
Baby Graves	-	2	1	3
Urn Garden	<u>-</u>	<u>6</u>	<u>-</u>	<u>6</u>
Total	16	45	28	89

Total Number of Lots and Graves Sold to January 1, 1986

Lots	1465	84	1628	3177
Single and Veteran's Graves	1158	54	719	1931

Foundations Installed and Markers Set

Foundations	4	-	13	17
Markers including Veterans	10	25	20	55

## General Report on Cemeteries

### Laurel Hill:

As a result of Town Meeting action on November 13, 1984, the Cemetery Department was given control and maintenance of the Veterans plot at the entrance to Laurel Hill. The area was completely re-landscaped by removing overgrown trees and new planting of appropriate long lasting shrubs. Finally the monument was cleaned by high pressure hydraulic spray, old turf removed and new sod put in place. The absence of a flagpole was very noticeable so, by vote of the Cemetery Trustees, a fiberglass pole was installed. Now the area has a complete and a pleasing appearance. Except for labor, the cost was met from Federal funds.

Many of the trees in the cemetery are rapidly aging. Thirteen dangerous maples and elms were removed by the Tree Department and fourteen maples and lindens were planted as replacements. This program should continue so that this old Cemetery will always retain it's charm.

The turf improvement program initiated in 1984 was continued by liming and fertilizing the entire area.

The electrical system in the Service Building was badly out of date. New wiring and circuits were installed to bring the service up to code.

For the convenience of the staff a new electric hot water heater was added at the time the electrical work was done.

### Forest Glen:

During the year the last available grave space was sold. Further development of a wooded area has been deferred, priority being given to continuing work at Charles Lawn.

As in our other Cemeteries, the entire area was limed and fertilized. Soil tests, planned for the summer of 1986, will determine if further liming is necessary, but fertilizing and weed control should continue.

### Charles Lawn:

At this location there were several acres that have been filled but were not up to grade. During the year, 1975 cubic yards of select earth borrow was hauled in and roughly leveled. In addition 208 cubic yards of

clean sand was supplied by contract to process native peat that has been reclaimed and stockpiled.

Also by contract, a twenty foot gap in the masonry wall on the northern frontage on Charles Street was filled and capped.

A serious infestation of Japanese beetle grubs was found to have a deleterious effect on the turf. As a corrective measure, an insecticide was applied, which was only partially effective. A repeat application will be necessary this Spring.

The future development of un-filled areas at this location is entirely contingent of approval from the Conservation Committee and at least two agencies. Approval will be difficult because laws concerning the filling of wet lands have become much more stringent.

Vandalism:

In all Cemeteries there has been an encouraging decrease in vandalism. During the year there were only three cases of minor damage that could be attributed to this cause.

Respectfully submitted,



J. Henry Vik

Superintendent

The report of the Superintendent as submitted is hereby approved by the Board of Cemetery Trustees and constitutes it's Report to the Town.

Carl H. Amon, Chairman

John M. Silvaggi, Secretary

Herbert F. Gent, Jr.

Joyce K. Miller

James J. Sullivan, Jr.

Edward F. Fuller



Report of Custodian of Veterans Graves

Calendar Year 1985

To the Honorable Board of Selectmen:

As mandated by Section 9 - Chapter 115 of the General Laws of the Commonwealth of Massachusetts, the following constitutes my report for 1985.

The following Veterans were interred in the Cemeteries of Reading:

World War I

<u>Name</u>	<u>Date of Interment</u>	<u>Location</u>
William R. Webb	April 30, 1985	Lot 261 - Laurel Hill
Frank M. Stevens	June 24, 1985	Lot 319 - Laurel Hill

Total 2

World War II

Robert H. Thomas	January 16, 1985	Lot 637 - Forest Glen
Ernest L. Nigro	February 25, 1985	Lot 1080 - Forest Glen
Frank A. Moran	March 2, 1985	Lot 1368 - Forest Glen
James J. Griffin	March 5, 1985	Vet. Gr. #15 - C. Lawn
Henry H. Hoyt	March 20, 1985	Lot 115 - Charles Lawn
Arthur Marchetti	May 2, 1985	Lot 1078 - Laurel Hill
Peter L. George	May 3, 1985	Lot 177 - Charles Lawn
Edgar J. Davis	May 4, 1985	Vet. Gr. # 16 - C. Lawn
John N. Briggs	May 6, 1985	Lot 849 - Laurel Hill
Donald T. Teel	May 13, 1985	S. Gr. #473 - Forest Glen
Richard B. Harvey	June 5, 1985	Lot 197 - Charles Lawn
Harold Beninati	June 10, 1985	Lot 137 - Charles Lawn
William S. Pigeon	June 12, 1985	Lot 1283 - Forest Glen
Malcolm McIntire	July 18, 1985	Lot 1593 - Forest Glen
Waynard H. Moore	July 26, 1985	Lot 345B - Laurel Hill
Herbert E. Stark	August 17, 1985	W $\frac{1}{2}$ Lot 140 - Laurel Hill
James. W. Carroll	October 8, 1985	Lot 225 - Charles Lawn
Allan B. Sturgis	November 8, 1985	Lot 13 - Forest Glen
Allan B. Gage	November 27, 1985	Vet. Gr. #17 - C. Lawn
Joseph P. Driscoll	December 24, 1985	Lot 40 - Charles Lawn

Total 20

Korea

<u>Name</u>	<u>Date of Interment</u>	<u>Location</u>
Frank M. Elwell III	June 18, 1985	Lot 28 - Charles Lawn

Total 1

On Active Duty - U.S. Air Force

Steven D. Mantia	February 5, 1985	Vet. Gr. #13 - C. Lawn
------------------	------------------	------------------------

Total 1

Grand Total 24

It should be noted that the above listing may not be complete. Out of state burial permits do not contain information as to the Veteran status of the deceased.

Summary of all Wars.

Where a Veteran served in more than one war, credit is given only to one.

<u>Credited Service</u>	<u>No. of Veterans</u>
Revolutionary War	41
War of 1812	12
Mexican War	2
Civil War	291
Indian War	1
Spanish War	29
State Guard	33
World War I	305
World War II	330
Korean Conflict	32
United States Air Force	5
Viet-Nam Conflict	23
German Occupation Force	2
Fatality at Camp LeJeune	<u>1</u>
Total	1127

During the year 12 Veteran Markers were installed by department employees.

As in previous years all Veteran graves were located prior to Memorial

Day, so that each would have a flag and flowers as prescribed by law.

Respectfully submitted,

*J. Henry Vix*  
( Custodian of Veteran Graves

ANNUAL REPORT OF THE DEPT. OF VETERANS' SERVICES  
AND BENEFITS FOR THE CALENDAR YEAR OF 1985

To the Honorable Board of Selectmen and the Citizens of Reading:

The Director and Agent for the Department of Veterans' Services and Benefits respectfully submits his Annual Report for the year 1985. Paul A. Farrell, Director and Agent and the limited part-time services of very capable Phyllis Lapham as clerk.

Veterans' Services is governed by the General Laws of Massachusetts Chapter 115 as amended with strict compliance to this Chapter, the rules and policies of which govern the disbursement of aid.

Benefits are for the needy Veteran and his immediate family who have been subjected to unforeseen needs. Final approval of benefits comes from the Commissioner of Veterans' Services at Boston, Mass.

This year of 1985, the amount of V.A. expenditures in the Town of Reading to a Veteran population of approximately 2770 was \$2,005,219. ending the Fiscal Year 1985, June 30th. These benefits were paid directly to recipients and/or their dependants by the V.A. which represents the amount of tax dollars not required to be expended for support of those who because of circumstances find it necessary to apply for aid.

VETERANS' BENEFITS

AID EXPENDITURES (CALENDAR YEAR) . . . . .	\$17,416.89
TOTAL ACTIVE CASES (TWELVE MONTH PERIOD) . . . . .	177
CURRENT PENDING CASES (SERVICES) . . . . .	137

GRAVE REGISTRATIONS

INTERMENTS (TWELVE MONTH PERIOD) . . . . .	TOTAL	24
WORLD WAR I . . . . .		2
WORLD WAR II . . . . .		20
KOREAN CONFLICT . . . . .		1
VIETNAM ERA . . . . .		None
ON ACTIVE DUTY - U.S. AIRFORCE . . . . .		1

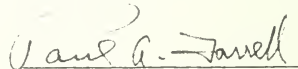
VETERANS' SERVICES

Applications for All Services: LOCAL, STATE AND FEDERAL - TOTAL 1870

COMMENT

Since forming the District of Reading and Wilmington Veterans' Services, although not yet completely finalized in full compliance with the law under Chapter 115 of the General Laws of Massachusetts as amended, the Department seems to be running smoothly.

Respectfully Submitted,

  
Director and Agent

PAF/pl

ANNUAL REPORT OF  
LAND BANK COMMITTEE

February 17, 1986

To the Citizens of Reading,

We submit our report  
for the year 1985, and through the current date.

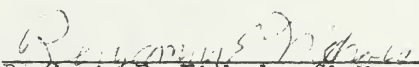
Detailed information has again been added to  
our files. This has been collected from various  
sources, and includes copies of newspaper articles,  
maps, deeds and many miscellaneous items.

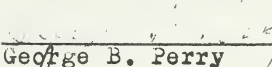
Our Committee has cooperated with, and  
furnished detailed information to, the Selectmen,  
Town Counsel and various town boards and  
committees.

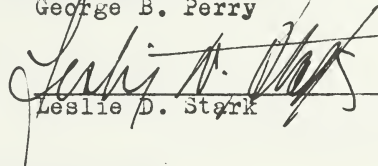
The Land Bank Committee continues to be  
a valuable resource for Reading.

Respectfully submitted,

LAND BANK COMMITTEE

  
Benjamin E. Nichols, Chairman

  
George B. Perry

  
Leslie D. Stark

ANNUAL REPORT OF  
TOWN FOREST COMMITTEE

February 17, 1986

To the Citizens of Reading,

We submit our report  
for the year 1985, and through the current date.

The Department of Public Works is in the process  
of installing a new gravel packed well at the  
so-called Point Two in the Town Forest.

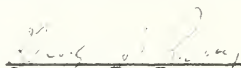
The maintenance and clearing of the Town Forest  
has been continued under the guidance of members of  
the Committee.


The Boy Scouts of Reading have carried out  
various conservation projects during the year, which  
is their way of contributing something to Reading  
for the privilege of using the Forest in all seasons  
of the year.

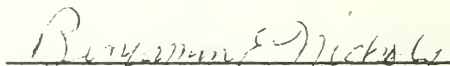
Guided tours of the Forest were given to groups  
of both young people and adults. The value and  
beauty of this natural resource is shown.

Your Committee will continue to work for the  
benefit of all persons in Reading in the continued  
care and use of the Town Forest.

Respectfully submitted,

  
George B. Perry, Chairman

  
Irving E. Dickey, Vice Chairman

  
Benjamin E. Nichols, Secretary

NINETY FIRST  
ANNUAL REPORT  
OF THE  
MUNICIPAL LIGHT BOARD  
FOR THE YEAR ENDING  
DECEMBER 31, 1985



GENERAL STATISTICS OF THE  
READING MUNICIPAL LIGHT DEPARTMENT  
A TEN YEAR COMPARISON

<u>SYSTEM OUTPUT</u>	1975	1983	1984	1985
Energy Purchased Kilowatt Hours	341,928,877	484,151,477	516,473,592	526,831,446
Cost per Kilowatt Hour Purchased	3.0005¢	6.0573¢	7.2651¢	6.1278¢
System Peak Kilowatt	70,800	93,040	100,640	102,640

<u>KILOWATT HOURS SOLD</u>				
Residential	117,969,176	136,589,929	141,519,855	141,542,633
Industrial & Commercial	195,171,888	309,474,263	333,720,145	342,842,527
Other	4,186,022	4,161,720	4,260,217	4,211,500
TOTAL	317,327,086	450,225,912	479,550,217	488,696,660

<u>NUMBER OF CUSTOMERS</u>				
Residential	17,462	18,979	19,391	19,652
Industrial & Commercial	1,459	1,785	1,850	1,936
Other	107	55	22	22
TOTAL	19,028	20,819	21,263	21,610

<u>OPERATING REVENUE</u>				
Residential	\$ 5,258,437.	\$11,680,976.	\$13,314,520.	\$11,913,918.
Industrial & Commercial	7,735,633.	23,281,742.	28,643,232.	26,151,236.
Others	258,518.	524,416.	558,317.	485,510.
TOTAL	\$13,252,588.	\$35,487,074.	\$42,516,070.	\$38,643,098.

<u>AVERAGE REVENUE PER KWH</u>				
Residential	4.4575¢	8.552¢	9.408¢	8.418¢
Industrial & Commercial	3.9635¢	7.5217¢	8.582¢	7.643¢
Other	6.1758¢	12.6000¢	13.105¢	11.429¢
TOTAL	4.1763¢	7.8821¢	8.8658¢	7.9074¢

MUNICIPAL LIGHT BOARD

John H. Crooker, Chairman  
Allan E. Ames, Secretary  
Francis H. Dougherty, Member

Term Expires 1987  
Term Expires 1988  
Term Expires 1986

Norbert D. Rhinerson  
General Manager  
25 Haven Street  
Reading, Massachusetts

To: The Town of Reading Municipal Light Board

Gentlemen:

Respectfully submitted is the ninety-first report of the Municipal Light Department.

Boston Edison Contract Demand

On September 27, 1984 Boston Edison filed a wholesale rate increase with the Federal Energy Regulatory Commission ("FERC") which increase the rate under which Reading purchases Base - Intermediate Contract Demand. The filed rate was in 2 steps, one to be effective on November 27, 1984 and the second step to be effective on November 28, 1984. The rates were filed in a manner previously approved by FERC.

FERC suspended the first step for one day and the second for 5 months until April 28, 1985.

Reading representatives met on several occasions with Boston Edison to see if there could be an agreement as to what the increase should be without the cost of extensive hearings before FERC.

A settlement agreement was reached which established a Contract - Demand rate of \$15.13/KW/Month which was a 13.25% increase over the previous rate of \$13.36/KW/Month. The \$15.13 came from information that the FERC staff had developed as being more appropriate than the \$14.32 and \$15.78 that had been filed by Boston Edison.

The settlement represented annual savings of \$155,000. in 1985 and \$234,000. in 1986.

Reading had been purchasing 25,000 KW of Base - Intermediate Contract Demand through October 31, 1985 and on November 1, 1985 increased that by 5,000 KW to 30,000 KW. On November 1, 1987 this will be increased to 35,000 KW to accomodate load growth.

The contract for this capacity from Boston Edison runs for 4 years and each year prior to November 1st we must notify Edison what our requirements will be for the 4th succeeding year. Edison at that time will either agree to supply that amount of capacity for the period or notify us that they are unable to do so in light of its supply resources and other commitments. We did notify Edison that we want them to supply 35,000 KW in the power year November 1, 1988 to October 31, 1989 and they have

accepted the notification.

#### DPU Rate Investigation

On April 23, 1985 the Wilmington Chamber of Commerce petitioned the Massachusetts Department of Public Utilities ("MDPU") for an investigation into the rates charged to Reading Light Department ("RMLD") customers outside the Town of Reading.

The petition alleged that RMLD engaged in discriminatory pricing practices that unfairly prejudiced customers in Wilmington, North Reading and Lynnfield Center. The petition asked that the MDPU open an investigation into these alleged practices and to order RMLD to eliminate or revise them. The Town of Wilmington later filed a similar petition with only one difference in that it asked that no matter how the MDPU rules that it not result in an increase in the rates of the Wilmington residential customers. Lynnfield joined Wilmington in the case.

The MDPU held a hearing on June 11, 1985 to hear the petitions and to determine if they had jurisdiction.

The MDPU Hearing Officer determined that they had jurisdiction on the basis of an Act of the 1908 Legislature.

The 1908 Act gave the right to RMLD to serve Wilmington, North Reading and Lynnfield Center with certain provisions. One was that the Department shall furnish electricity at such prices and upon such terms as may be agreed upon from time to time by the parties, subject, however in the case of disagreement there is a right of appeal to the Board of Gas and Electric Light Commissioners. (The present MDPU.)

The MDPU Hearing Officer ruled that there was not an agreement so therefore they would take jurisdiction and investigate the rates of RMLD.

The attorneys for the Towns of Wilmington and Lynnfield in addition to the Wilmington Chamber asked that the rates filed to be effective on June 1, 1985 be suspended. The Hearing Officer responded by saying the MDPU does not have that authority under the General Laws.

On June 11, 1985 the MDPU Hearing Officer established a schedule for information for information requests, testimony and hearings with the object of holding hearings in December and issuing an order in January.

Testimony was filed on September 12, 1985.

As of the end of 1985 hearing dates had not been set.

The major issues in the case are 1) the plant value on which Reading can earn its 8% 2) the rate of return on each class of service and 3) the special Reading Street Light rate allowed in Chapter 164 of the General Laws.

#### SCADA System Litigation

In March of 1980 the RMLD awarded an equipment contract to Sangamo Weston for the purchase of a Supervisory Control and Data Acquisition system. Prior to the scheduled delivery in February of 1984 we chose to cancel the contract because the equipment was not felt to meet our specifications. The Department proceeded to go out to bid again and this time awarded a contract to Moore Systems Inc. for a SCADA System and it was delivered in February of 1984 and became operational in August of

that year. (See our 1984 report for details on this system.)

We sued Sangamo-Weston for damages and Sangamo-Weston counter sued. A settlement of the issues were made in September and soon thereafter Reading received a check for \$79,600. in full settlement of all issues.

#### Union Negotiations

The three year contracts with our 2 unions expired on December 31, 1985. Negotiations with both groups began in mid October.

There were tentative agreements with each group, Clerical-Technical and Line-Meter-Station in mid January, 1986 for a new 3 year agreement with general increase of 5% - 5% and 5% over that period.

A total of 16 negotiating sessions were held some lasting 5 hours, 10 with the Line-Meter-Station group and 6 with the Clerical-Technical group. A special effort was made by both parties to reach agreement and to do it in as short a period as reasonably possible. Ratification votes were expected to be taken in late January or early February.

#### Fuel Charges-In 1985

Fuel charges to our customers averaged 2.910¢ in 1985 compared to 4.35¢ in 1985, 3.38¢ in 1983, 4.04¢ in 1982 and 4.825¢ in 1981. The monthly fuel charge of 2.25¢/KWH beginning in October and continuing through the end of the year were the lowest our customers had seen since they were 1.98466¢/KWH in June of 1979.

#### New York Power Authority

On July 1, 1985 the Reading Municipal Light Department began receiving 4,701 KW of low cost hydroelectric power from the New York Power Authority (NYPA). This capacity is expected to be part of our power supply for at least the next 10 years. This power supply should have been allocated to Massachusetts Municipal Electric Systems many years ago. Through the efforts of the Massachusetts Municipal Wholesale Electric Co. ("MMWEC") on behalf of Reading and other public power systems in Massachusetts, the matter was brought before FERC who ruled recently that we should receive this power. MMWEC was named as the agent for the MDPU in handling the billing and other matters related to the NYPA power purchases.

The Reading Municipal Light Department on July 9th began receiving an additional 388 KW on a temporary basis until some Pennsylvania and Ohio public power systems can accept it.

The New York State Law governing the operation of NYPA requires that the sale of this low cost hydroelectric power should solely benefit residential customers.

The Light Board determined that each residential customer should benefit equally from this purchase so when the savings are calculated they will be divided by the number of residential customers and that amount will be credited as an adjustment to the residential bills each month. The credits began in September.

The credit was \$5.00 in September, \$5.65 in October, \$6.81 in November and \$6.00 in December.

The total of the residential credits over the last 4 months of 1985 was \$458,167.55.

The Niagara Project of the NYPA has a total generating capability of 2,400,000 KW and is located 4½ miles below Niagara Falls with its water intake 2½ miles from the Falls. The project takes advantage of 310 feet of the total 326 drop in elevation between Lake Erie and Lake Ontario. The project began generating electricity in 1961. 202,000 cubic feet per second of water is available for generation.

The project was financed by the sale of \$737,000,000. of bonds in 1954. This is a far cry from the costs of generating plants today.

#### June 1, 1985 Rate Increase

On April 24, 1985 the Department filed new rate schedules with the Massachusetts Department of Public Utilities to be effective on all billings on or after June 1, 1985. The new rates were designed to produce \$2,457,986. during the balance of 1985 and in fact did produce \$2,433,263., within 1% of expectation.

This rate filing incorporated a winter summer rate differential, customer charges for residential and small general service customers and the beginning of marginal cost pricing all in keeping with the objective of conservation and load management. At the same time we added an off peak Residential Rate and added further incentives within the Large General Service Rate to encourage demand management at the time of system peak.

Street Light Rates were not increased as they are off peak load and do not add to the peak load of the system.

#### REMVEC

The Department was put on alert by the Rhode Island, Eastern Massachusetts and Vermont Energy Control ("REMVEC") seventeen (17) occasions under Procedure #14. The implementation of Procedure #14 is notification that due to generation or transmission deficiencies the next contingencies would result in the implementation of Procedure #4 (voltage reduction/voluntary load control) or Procedure #7 (load shedding). Procedure #14 also requires the Department to cease all work on the 115 Kv equipment.

During 1985 the Department conducted five (5) simulated load shedding tests under Procedure #7 as instructed by REMVEC. The tests are conducted to verify the amount of time and procedures used in case of an emergency on the transmission system. Reports are filed with REMVEC which verify the Department's response time and load shedding capability.

#### LOAD CONTROL PROGRAM

The load control program was very successful with seventeen (17) commercial and industrial customers participating. Voltage reduction, water heater controls and customer participation enabled the Department to reduce the summer peak demand which occurred on August 15, 1985 by 6,000 Kva. The total savings credited to load control customers was approximately \$100,000. The load control program was implemented on Wednesday, August 14th and Thursday, August 15th for a total of 18 hours. The Department will continue to expand the program with mailings and telephone contacts encouraging customers to participate.

The incentives to participate will increase as our demand charges reach full marginal levels.

## PCB DISPOSAL

Disposal of PCB materials continues as an on-going project and the final 1985 report to the Massachusetts Department of Environmental Quality Engineering ("DEQE") was completed which provides the year end summary as required for hazardous waste. The summary for disposal is as follows: 1,000 pounds of PCB contaminated transformers, 4,600 gallons of PCB contaminated transformer oil, 18,000 pounds of PCB contaminated solids and 1,200 pounds of PCB capacitors.

## DIG SAFE

The Department is a principal member of the Utilities Underground Plant Damage Prevention System ("DIG SAFE") which requires the marking of facility locations as requested by contractors or the Department prior to excavation.

During 1985, seven hundred forty three (743) Dig Safe requests were answered and locations marked in the field. This required an extensive amount of time for personnel but provides a necessary safeguard to prevent damage to facilities which would result in the interruption of customer service.

## "HURRICANE GLORIA"

A hurricane alert was received for the Boston area on September 26, 1985. On September 25, 1985 the Department had readied a disaster plan which included an assignment of employees. Area checks were commenced for all property and materials. Arrangements were completed for additional materials, sleeping quarters, feeder checks, fuel, generator operation, security of buildings, food supply and tools. Patrols were also conducted on September 26th. Arrangements were made for direct communications with the Reading Police Department.

All fuel tanks were filled to their maximum capacity to make sure an ample supply was available for the Department and other Town emergency vehicles if required.

Checks were completed to assure that the operating crews had an ample supply of personal protective equipment and vehicles. The Department rented an additional aerial lift device for storm work. All radio equipment was checked, including the radio scanner for monitoring all emergency agencies within the service area.

Updated distribution data was provided to all supervisors and a breakdown of the areas each would cover as well as a complete list of emergency radio frequencies. Hurricane Gloria struck the Boston area on September 27nd and caused damage to the system in the amount of \$150,000. The Department sustained substantial damage with sixteen (16) distribution feeder outages, one hundred eighty nine (189) individual reports of no power, twenty (20) calls for arcing wires, sixty nine (69) area outages and forty three (43) calls for limbs on wires. Along with this there were seventeen (17) poles down, one hundred seventeen (117) services down as well as two (2) transformers destroyed. Nine crossarms were replaced, three (3) street lights down and one hundred twenty eight (128) calls for wires down. The area lost sixty eight trees on public ways.

In total the Department completed repairs in response to six hundred eighty one (681) emergency calls which required a total of one hundred forty five (145) hours of work.

At the height of the storm there were eleven thousand six hundred (11,600) customers without service which is fifty four and one half percent (54.5%) of the



total customers on the system.

Restoration of service to customers follows the process by which distribution feeders are restored to service first, which includes primary lines that are down and all hazards relating to the primary and secondary system. The next priority for restoration of service are the primary lateral outages due to the operation of protective devices (blown line fuses). The third priority is transformer and secondary circuit outages. The next priority is individual house services and after this, work efforts concentrate on arcing wires and limbs on wires. The majority of customers were back in service early Saturday morning, September 28th. The small sections outages which involved approximately two thousand five hundred (2,500) customers were completed on Tuesday, October 1st. The individual outages relating to customer services were completed October 2nd. Work continued for calls relating to arcing wires and limbs on the wires, on Thursday and Friday, October 3rd and 4th.

Noted is the fact that all Department employees worked during the storm in various capacities and this reinforces their total dedication to serving customers to provide the best service under the most adverse conditions. All crews worked for eighty eight (88) continuous hours before rest time was taken to insure that all dangerous conditions had been attended to and all distribution feeders were back in service.

Most noteworthy is that no employee was injured during the entire storm and restoration period.

Final repairs for damage resulting from Hurricane Gloria are expected to be completed by March 1, 1986.

#### INSURANCE COSTS

Liability and property damage insurance rates skyrocketed in 1985. Because of increased claims and the reduced earnings that insurance companies could earn on premium income it became difficult to obtain liability coverage. The town's insurance agency found it difficult to obtain liability coverage and when it did we found that our premiums had risen from \$8,202. in 1984 to \$76,428. in 1985. Projections are that the cost of this coverage will be \$128,957. in 1986.

Property damage insurance increased considerably in 1985 but not as spectacularly for liability coverage. Property damage insurance costs were \$7,899. in 1984, \$12,988. in 1985 and are expected to be \$19,482. in 1986.

#### GOOD NEIGHBOR ENERGY FUND

The Good Neighbor Energy Fund is a new voluntary program of neighbors helping neighbors. This fund relies on private contributions to help meet the winter energy needs of people in financial emergencies-no matter what form of energy they use.

It's a unique partnership of electric and gas companies and their customers working together to help people in communities across the state. The Salvation Army is administering the program.

The State Department of Public Utilities has urged utilities to participate in this state-wide voluntary effort to help those people whose income falls just above the poverty level. The Reading Municipal Light Department has lent its support in promoting the program, which will be administered by the Salvation Army between December 1st and April 30th.



The Good Neighbor Energy Fund will help pay utility bills of people whose income is within certain limits of the federal guidelines for poverty and who are unable to pay for fuel delivery or have a 60 day outstanding electric or gas bill. It will not duplicate current fuel assistance efforts. Grants will not exceed \$200. per household and will be paid directly to the utility.

The Reading Light Department included an explanatory bill stuffer and one pre-addressed return envelope along with its regular billings in November and will do the same mailing early in 1986.

#### Expansion Program

The present capability of the Kenneth E. Gaw Substation on Causeway Road in Reading is 120,000 KW. The peak load on August 15, 1985 was 102,400 KW. Our projections indicate that a peak load of 120,000 KW will be reached within 3 years. Substantial efforts and success in Reading's Peak Load Reduction Program will aid in delaying the further expansion of this station.

Our inability to accurately project the needs of our customers makes it necessary to begin planning, purchasing of materials and construction for the addition of one 40,000 KVA transformer and associated facilities at the substation and the extension of a higher voltage, 34,500 volts, distribution system, within our service area.

The use of higher distribution voltage will preclude the construction of a distribution substation which was projected to cost approximately \$1,000,000.

We had previously used the 34,500 volt system to serve a distribution substation on Wildwood Street in Wilmington so several miles of this higher distribution system are already in place. We now will extend these lines into other areas of Wilmington and into North Reading.

As the first step in this program we will be constructing a 34,500 volt distribution line from the Kenneth E. Gaw Substation along the Boston & Maine Railroad Right of Way to serve the TASC building on John Street, and Damco Industries who are now occupying the former General Tire Plant. All new customers with large loads will be required to install facilities to accomodate 34,500 KV service and appropriate discounts will be given.

In time these new higher voltage distribution lines will be extended from John Street in Reading into North Reading to complete a loop with lines coming into North Reading from Wilmington.

#### Hydro Quebec Phase I & II

Reading has chosen to participate in both Phase I and Phase II of a project which will allow the purchase of up to 2,000,000 KW of power from Hydro-Quebec.

In Phase I the New England Power Pool ("NEPOOL") members and Hydro-Quebec, a utility operating within the province of Quebec, Canada ("Hydro-Quebec") are constructing a direct current ("DC") electrical transmission line and associated terminal facilities (the Interconnection) between the interconnected electric systems of the New England utilities and the electric system of Hydro-Quebec which is to consist of  $\pm 450$  KV High Voltage Direct Current transmission line from the Des Cantons Substation on the Hydro-Quebec system near Sherbrooke, Quebec, Canada to a terminal having an approximate capacity of 690 MW near the Comerford Generating Station on the Connecticut River in New Hampshire.

In Phase II the Interconnection's will be increased to approximately 2,000 MW through the extension of the United States portion of the  $\pm$  450 KV DC transmission line for 130 miles to the vicinity of the Sandy Pond Substation in Massachusetts and the construction of an additional terminal facility of approximately 1,800 MW capability on that location, the routing of the DC transmission line is to follow existing Rights-of-Way owned in part by New England Power Company and by Public Service Company of New Hampshire; and certain Alternating Current ("AC") Facilities originating in the vicinity of the Sandy Pond Substation and extending through central Massachusetts for a total of 52 miles will be augmented and reinforced in connection with the construction for reliable operation of the Phase II DC terminal.

In Phase I the transmission lines and supporting facilities will be constructed by others but in Phase II we as the purchaser will have an equity ownership in the lines and supporting facilities.

Reading's participation in Phase I is 3,380 KW and in Phase II is 6,411 KW.

Phase I is scheduled to be complete in July of 1986 and Phase II is scheduled to be complete in 1990.

The contract for Phase I covers the purchase of 33 billion KWH of electricity during an 11 year period, September 1, 1986 to August 31, 1997.

At least two thirds of the power will be prescheduled and be priced at 80% of Nepool's average fossil fuel cost.

The remainder will not be prescheduled and will be priced at a lower cost according to a formula.

The contract for Phase II will allow for the purchase of 7 billion KWH of energy each year over 10 years. The construction will begin on September 1, 1990.

For the first 5 years the energy will be priced at 80% of Nepool's average fossil fuel cost and this will increase to 95% over the last 5 years.

We will have rights to use the transmission lines for 30 years, well beyond the initial energy contract period.

#### Operating Highlights

The operating highlights for 1985 are presented here and are followed by construction activities and then by the estimated revenues and expenses for 1986.

#### Peak Load - 102,400 KW

The system peak load was reached this year on August 15th at 4:00 p.m. This compared with 100,640 KW in 1984. At the time of this year's peak we were controlling 6,000 KVA through our peak load reduction program, water heater switches and by other means. See the discussion on the load management system.

#### Purchased Power - 526,831,446 KW

Purchases of energy increased 2.0% over 1984. This reflects a considerable moderation in growth during 1985, perhaps also a result of a cooler than normal summer.

### Energy Sales 488,688,660 KWH

This is an increase of 1.9% over 1984 sales. Sales in 1984 and 1983 had been 6.5% and 6.26% over the immediate preceding years.

### Operating Revenues \$38,643,098.

Revenue was down 9.1 % from the preceding year even with the \$2,500,000. rate increase in 1985 and a 1.9% increase in energy sales. Two factors were responsible, Pilgrim #1 returning to service in late 1984 (it was down for almost for almost all of 1984) and generally lower fuel prices. Our Combined Cycle Generating Plant at Ludlow was also able to use more gas during the non heating periods.

### Operating Expenses \$36,642,733.

Operating expenses were down \$4,552,234. from those experienced in 1985, even with the June 1, 1985 increase in basic rates. The cost of fuel was \$6,616,992. lower than in 1984.

### Payment to the Town \$1,000,000.

This payment was the same as for 1984.

### Construction Highlights

Construction continued on upgrading the Reading Center underground system with the installation of three (3) transformer vaults, two (2) in Reading Center Parking Lot #1 and one (1) in the RMLD Haven Street parking lot. Conduit installation required 10,000 feet of 4" and 5" PVC. The construction in 1984 and 1985 completed Phase I of the project. Briefly: Phase I required the installation of all additional conduit and manholes prior to Phase II which will require the installation of new secondary cable.

There were a total of one hundred thirty one (131) pole damage cases as a result of motor vehicle accidents. The majority of these occurred in Wilmington with fifty two (52), Reading with forty (40), North Reading with thirty (30) and Lynnfield Center with nine (9). The pole replacement work and repairs require an extensive amount of maintenance keeping in mind that the average time to complete repairs is 24 manhours per pole which is six and one-half months of work for one line crew consisting of three (3) men.

The Department installed a total 216 services during the year, 159 single phase and 56 three phase. A total of 2,157 meters were tested during the year.

A total of seventy six (76) poles were set during the construction season for maintenance purposes, extension of service to new customers and to facilitate construction and maintenance on distribution feeders. Thirty four (34) poles were installed in Reading, twenty six (26) in North Reading, fourteen (14) in Wilmington and two (2) in Lynnfield Center.

Sixty one (61) pole transfers were completed in 1985, nine (9) in Reading, fifteen (15) in North Reading and thirty seven (37) in Wilmington.

Maintenance was completed on seven (7) power transformers located at the North Reading, Reading and Lynnfield Center Stations. The project consisted of a complete overhaul of the load tap changers ("LTC") and required an extensive amount of time to complete. The overhaul requires re-refining of the insulating oil, replacement of

both movable and stationary contacts and alignment of contacts as well as torquing of all bolts.

The Elm Street circuit in North Reading was converted from a 5 Kv to 15 Kv distribution circuit in order to handle the increased load due to the addition of one hundred seventy two (172) condominium units at the Greens (Thompson Country Club). These residential dwellings are all heated by heat pumps with electric resistance heat back-up and the total expected peak load for this facility is 3,700 KW. This was the second largest area ever to be converted and required a very detailed switching procedure. The Department's dedicated employees carried out this procedure under adverse weather conditions and in a very professional and timely manner. Coordination of the procedure and 23 pages of switching orders was conducted at the SCADA Control Center by the System Dispatcher.

Feeder 5W5 which serves the Ballardvale Street area in Wilmington was re-routed for a more direct route and load transferred to Feeder 5W8. This project provided an additional 3,700 KVA of capacity for this area. This construction required the installation of 11,000 circuit feet of 336.4KCM spacer type cable and the installation of three (3) - 250 Kva thirty two (32) step voltage regulators.

The spare circuits in Lynnfield Center and North Reading were constructed to provide a back-up underground feeder for the distribution feeders which originate at these locations. The increased load on these 5 Kv circuits during heavy load periods made it impossible to tie circuits during emergency conditions. The new spare circuits provides for those emergencies and flexibility for normal maintenance on the distribution systems.

An order was placed for a new thirty five foot (35') aerial lift unit to replace the Department's forty seven foot (47') aerial lift unit. This unit will be equipped with a standard line construction body with provisions for carrying multiple reels of cable. The primary function of this vehicle will be the installation of both residential and commercial services. The expected delivery date is late 1986. The 47' aerial lift unit will be rebuilt when the new unit arrives so as to have a back up unit in our fleet.

The Department also placed an order in 1985 with expected delivery in March, 1986 for mobile radio equipment to upgrade and modify the existing units. Also included is portable radio equipment complete with vehicle repeaters for the Department's trouble vehicle and General Foreman. The new radio equipment will replace units which are in excess of twenty five (25) years old and to also upgrade the existing equipment by elimination of tone burst control. The new equipment will be much more compatible with the Department's new 300 watt transmitter. The portable radios and vehicle repeaters will provide the System Dispatchers a way to contact the Troublemaker and General Foreman while they are away from their vehicles, in the aerial lift device or in buildings.

The Department received ten (10) - 1200 KVAR switched capacitor racks in late 1985. These units will be installed prior to the 1986 summer peak period. The capacitors will serve to maintain the Department's Power Factor at peak load to .985 as required by the New England Power Exchange. These units will be installed on various distribution feeders throughout the system. The design and locations for these units were completed during 1985. The units will reduce distribution losses, reduce KVA load of equipment which in turn delays the need for expansion of distribution and substation capacity. They will also provide a better voltage profile which reduces customer complaints and the need for additional voltage regulators. The capacitors also reduce the dispatch of uneconomic generation for voltage problems and provide for a more secure operation of the bulk transmission system.

Construction work continued for the new industrial Feeder 5W9 from the Department's Wildwood Station #5 in Wilmington to the Ballardvale Street industrial area in Wilmington. The route for this feeder is Wildwood Street, Middlesex Avenue, Salem Street and Route 125 to Ballardvale Street. This project will be broken-up into two phases: Phase 1 for 1985 included pole replacements, line hardware installations and the installation of the aerial messenger which will support spacer type cable to be installed during the Phase 2 segment of this project. The new feeder will have a rated capacity of 12,000 KVA. The total length of this feeder will be 17,000 circuit feet.

Cooling fans were installed on four (4) of the Department's 7,500 Kva, 55°C rated power transformers located at Lynnfield and North Reading Substations. The fans were installed to increase the 65°C rating of the transformer which presently is 8,500 Kva to its maximum forced air cooling capacity of 9,375 Kva. The twenty eight (28) new fan units are controlled through the use of the Supervisory Control System located in the Control Center on Ash Street, Reading.

Engineering studies have been completed for the relocations of the pole line on John Street, Reading. This work is all in conjunctions with the new TASC facility. Agreement was reached with the Boston Gas Company for use of their Right-of-Way off John Street for primary service to TASC. This facility and further development in the John Street area will require the installation of 35 Kv facilities. The TASC facility and the existing customers' facilities on John Street between Boston Stove and Route I-95 have been designed for conversion to the new 35,000 volt system.

Additional service capacity was installed at D. L. Maher Building #5 Concord Street, North Reading which required the installation of 400 Kva of transformer capacity. The area is comprised of several commercial buildings utilized by the high tech industry.

A new pump was added in the Reading Town Forest for the Reading Water Department which required installation of 800 circuit feet of underground cable along with 1600' of 3" PVC conduit and three (3) concrete manholes. The Department connected to an existing underground cable system located within the Town Forest.

A 750 Kva padmount transformer along with underground conduits and primary cable were installed on Summit Drive in Reading to service sixty six (66) new condominiums known as Summit Terrace II. These units utilize heat pumps for the HVAC System and back-up heating is provided by a natural gas supply. The extension of the primary system in this area was very difficult due to ledge conditions.

Construction was completed on Jewel Drive, Wilmington for service to the Howland Development Company's new warehouse and small office facility. This service required the installation of a 112.5 Kva padmount distribution transformer.

Service to Casalot Office Condominiums, located at Main Street near Middlesex Avenue in Wilmington, which consist of sixteen (16) units required the installation of a 150 Kva transformer. The heating and cooling system of this facility utilizes heat pumps and resistance electric heating units for supplementary heat.

Construction started in Wilmington Technology Park Building #1 at 100 Research Drive which required the installation of 1110 Kva capacity to service a 100,000 square foot facility which is presently divided into three (3) sections for three (3) separate tenants.

The three story Mistry Office Building located at 315 Main Street, Reading was completed, this facility is also heated and cooled with the use of heat pumps. The



facility was designed as a professional office building and required the installation of a 150 Kva distribution transformer.

The new Volvo facility on John Street, Reading was completed and this necessitated the relocation of the existing pole line off John Street to allow the necessary clearance from the structure. Service for this facility was extended from the existing customer owned transformer installation at the Ford facility.

Intercontinental Development Company constructed a new professional office building located at 19-23 Main Street, North Reading. The three story brick structure provide 16,200 square feet of office rental space. The HVAC system utilizes electric heat pumps with electric resistance back-up units. The facility required the installation of a 300 Kva padmount transformer.

Ballardvale Street, Wilmington was the scene of a road widening project during 1985 which required the relocation of five (5) poles and the existing 336.4 KCM (ACSR) open wire 15,000 volt distribution circuit. This project continued through the summer of 1985. Work still remains to be completed as well as a continuation of this project in 1986.

Ten (10) new homes in the Shawsheen Pines Development in Wilmington were completed during the 1985 construction season, these homes are located off Dorchester Street in Wilmington. The overhead construction required the installation of twelve (12) poles as well as the installation of two (2) transformers.

Load additions at the Digital Systems complex, Building D, off Ballardvale Street, Wilmington required the replacement of two (2) 300 Kva padmount transformers with 500 Kva padmount transformers. This area is rapidly growing and the additional capacity will enable Digital to continue to expand at the present location.

Service to MassBank's new Operations Building on Haven Street, Reading required the Department to add additional transformer capacity on the existing Reading Center Underground System. This facility is also heated electrically but this project coincided with the Department revitalizations of Reading's Downtown business area. Provisions were in place which included the necessary conduits and switching for the new 225 Kva padmount transformer which will service this section of Haven Street.

The service to the Reading Cooperative Bank was upgraded to 600 amp capacity which required the installation of 300 circuit feet of 500 KCM copper 600 volt conductors between Manhole 1 Haven Street and the VFW on Main Street, Reading.

Wilmington Cold Storage located at 1 Industrial Way, Wilmington added an additional 6,000 square foot storage facility. Service was provided with the addition of 150 Kva of transformer capacity. Wilmington Cold Storage is also one of the original participating companies in the Department's extensive peak load reduction program.

Preliminary work for the addition to the Wilmington High School on Church Street was started in the last quarter of 1985. This required a 300 Kva transformer installation to provide temporary service at the facility so that the existing padmount transformer, primary and secondary service conductors could be removed to allow construction of a new primary underground system, secondary cable system and 500 Kva padmount distribution transformer. It is expected that this project will be completed in three years.

The house at the corner of Sanborn and Haven Streets was moved during the construction season. The Department had to provide thirty seven (37) feet of

clearance along the route to facilitate the move. Due to the size of this dwelling it was moved in two (2) sections. The route chosen required a minimum amount of line work. The house was moved down Haven Street, north on Main Street, left onto Hillside Way, right to Waverly Road, right onto Oakland Road, left onto Birchmeadow Drive and right to the Coolidge Middle School through the field to Forest Street.

New homes were constructed in Reading on Lafayette Road and Avalon Estates. Ten (10) homes were connected in Avalon Estates which will ultimately expand to thirty (30) homes. Three homes were constructed on Lafayette Road. Five (5) lots were developed on Clover Lane in Reading which is located off Haverhill Street in the area which was known as Small Farm. This area will ultimately consist of nine (9) dwellings.

The loop feed underground distribution supply through the old General Tire complex was removed and the distribution supply line re-routed to enter the Ash Street Station directly from the Gaw Station #4 on Causeway Road. Service to the Damco facility, which now occupies this complex as well as provisions for eight (8) additional tenants is supplied from the existing overhead distribution circuit on the Boston & Maine Right-of-Way. Ultimately the area distribution voltage will be 35 Kv with 2,000 Kva of transformer capacity installed to service this load.

Three (3) additional tenant spaces were added at Century Reproductions on Upton Drive, Wilmington. The added capacity was provided from the existing 225 Kva padmount transformer located on Upton Drive. The existing 600 amp service was upgraded to a 1200 amp service.

Construction was completed on the new Converse 125,000 square foot Research and Development facility located on Concord Street, North Reading. Capacity to this six (6) story building is furnished through a 750 Kva transformer. A complete energy management system has been installed for load control and energy conservation at this facility.

Two of the three sixteen (16) unit office condominiums at Park and Main Street, North Reading were complete in 1985. Each building requires 225 Kva of transformer capacity to supply this all electric facility which also utilizes heat pumps and resistance electric heating for back-up. The third building is expected to be complete in 1986 and the provisions for this have already been installed. Along with this the Main Street area saw the expansion of office space consisting of ten (10) units on the Magazu property at 50 Main Street, North Reading.

Screen Pint expanded their facility on Ballardvale Street, Wilmington utilizing the existing 1000 Kva transformer capacity at the site. The expansion was 24,000 square feet and the addition was at the rear of the building.

Wilmington Ford expanded their lighting for their outside display area with the addition of 35 KW of lighting.

75 Kva of transformer capacity was installed at the site of the old Reading Depot to supply the new Station House Restaurant. This facility has a total seating capacity of 100, the entire facility was renovated and a new electric service was installed.

Service was extended to the new LinPro facility on Upton Drive, Wilmington with the installation of a 300 KVA transformer with metering provisions in the building for three (3) tenants. This building is 70,000 square feet.

Wilmington AMC expanded their facility on Main Street, Wilmington with the



addition of a new service facility which will require an upgrading of the existing 75 Kva distribution transformer.

A. R. Smith of Andover Street, Wilmington added an additional four (4) rental units for commercial purposes and a 45 Kva distribution transformer was installed to service the additional load.

Analog Devices off Woburn Street, Wilmington installed an additional 7500 Kva of transformer capacity to handle their expansion which includes an additional 1,500 tons of air conditioning and capacity for their new nitrogen producing system soon to be installed.

Residential underground subdivisions were the site of significant activity during the year in North Reading, Wilmington and Lynnfield at a total of sixteen (16) locations. Construction in Wilmington at Quarry Hill off Swain Road is for nine (9) lots with three (3) concrete manholes installed initially and Tomahawk Drive off Aldrich Road was completed except for two lots out of a total of fourteen (14). The area required the installation of two (2) 37.5 Kva padmount transformers, three (3) concrete manholes and 1,500 feet of 3" PVC conduit along with 1,200 feet of 15 Kv primary cable and 600 feet of secondary cable. Material was delivered for a thirteen (13) lot subdivision off Middlesex Avenue, Wilmington called Middlesex Pines II. The material consisted of two (2) 37.5 Kva padmount transformers, two (2) concrete manholes and twelve (12) pull boxes. Eleven (11) of these lots were connected during this year's construction season. Constructions, which commenced late this year at Sidelinker Farm off Woburn Street, Wilmington, required two (2) concrete manholes and 1,500 feet of 3" PVC conduit to be installed.

North Reading was the scene of construction commencing for seven (7) subdivisions which required the installation of twenty five (25) concrete manholes, 8,000 feet of PVC conduit, sixteen (16) padmount distribution transformers and thirty (30) pullboxes.

The subdivisions include "Pine Glen" off Central Street with sixteen (16) lots, "Eisenhaure Farm", Section I off Haverhill Street which consisted of two (2) additional lots this year, and "Strawberry Acres II" where provisions were made for twenty eight (28) new homes, which have yet to be constructed. "Parsonage Lane" street work was complete this construction year with the provision for ten (10) new units of housing along with "Castle Estates" off Marblehead Street where conduits were installed for street crossings prior to the end of the 1985 construction season. "Ridgeway Estates" off Country Club Road began very late in the year. This area initially will be developed for thirty two (32) new lots and only a very small amount of conduit and manhole work was completed. Major construction continued at The Greens off Elm Street for service connections to twenty five (25) new condominium units and the installation of four (4) - one hundred sixty seven (167) Kva padmount transformers. One (1) new home was connected at Houghton Hill Estates in Lynnfield off Heritage Lane and conduit construction was completed on Cranberry Lane off Todd Lane which provides for the installation of five (5) new homes.

Exclusive of Hurricane Gloria, the Department answered a total of two hundred ninety (290) emergency calls during the year. The breakdown of calls were: blown line fuses, one hundred and eighty (108); primary line trouble, thirty three (33); secondary circuit problems, fifteen (15); customer services, forty four (44); transformer trips, fifty two (52); distribution feeder outages, twenty six (26); damage to Department equipment by contractors, twelve (12) for total of seventeen thousand seven hundred forty seven (17,747) customer outage hours.

In accordance with Section 56, Chapter 164 of the General Laws of the Commonwealth of Massachusetts, I submit my estimate of income and expense of the plant for the 1986 calendar year.

#### ESTIMATED INCOME & EXPENSES FOR 1986

##### INCOME

From Net Income	\$43,551,417.
From Reading Street Lights	116,020.
From Miscellaneous Income	107,364.
From Forfeited Discounts	500,000.
Total Income	\$44,274,801.

##### EXPENSES

Production	
Capacity	\$21,820,429.
Fuel	16,214,991.
Total Production	\$38,035,420.
Transmission	\$ 40,000.
Distribution	1,300,000.
Street Lighting	60,000.
Depreciation	1,300,000.
General Miscellaneous	1,650,000.
Interest on Bonds & Notes	27,334.
Bonds & Notes Payable Redeemed	130,000.
Uncollectable Accounts	120,000.
Interest on Customer Deposits	21,000.
Special Litigation Expense	50,000.
Total Department Expense	\$4,698,334.
TOTAL EXPENSES	\$42,733,754.
Net Income	\$ 1,541,047.
KWH Purchased	532,979,262
KWH Sold	495,670,714
KWH for Reading Street Lights	1,345,728
Expenses per KWH Sold	\$ 0.086214
Cost of Reading Street Lights	116,020.

#### REPORT OF THE MUNICIPAL LIGHT BOARD

The report of the General Manager as submitted by him, together with the certificates of the Auditor, is hereby approved by the Municipal Light Board and constitutes its report to the Town.

##### MUNICIPAL LIGHT BOARD

John H. Crooker, Chairman  
Allan E. Ames, Secretary  
Francis H. Doughty, Member

TOTAL COST OF PLANT  
AS OF  
DECEMBER 31, 1985

LAND

Kenneth E. Gaw Substation	\$ 191,348.86
226 Ash Street	49,406.54
Garage & Stockroom	6,117.00
25 Haven Street	6,609.46
Wildwood Street, Wilmington	2,396.96
Main Street, Wilmington	6,726.92
Haverhill Street, North Reading	3,619.70
Main Street, Lynnfield	6,202.68

STRUCTURES

Kenneth E. Gaw Substation	1,037,221.80
226 Ash Street	134,769.94
Garage & Stockroom	433,462.22
25 Haven Street	159,086.56
Wildwood Street Substation	72,492.25
Control Building - Ash Street	196,325.92

STATION EQUIPMENT

Kenneth E. Gaw Substation	2,582,379.76
226 Ash Street	986,367.23
Wildwood Street Substation, Wilmington	711,604.64
Main Street, Wilmington	81,373.91
Haverhill Street, North Reading	265,504.79
Main Street, Lynnfield	275,739.02
Control Building, Ash Street	99,152.84

TRANSMISSION

Poles & Fixtures, overhead Conductors	134,527.65
Underground Conductors	15,488.27
Underground Conduits	23,205.47
Towers	79,248.05

DISTRIBUTION

Poles & Fixtures	6,365,380.09
Underground Conductors	1,922,560.55
Underground Conduits	1,784,266.83
Line Transformers	2,673,484.83
Services	1,260,971.57
Meters	1,390,802.62
Street Lights & Signal System	961,974.98

TOTAL COST OF PLANT	23,919,819.91
GENERAL EQUIPMENT	1,597,791.22

GRAND TOTAL	\$25,517,611.13
-------------	-----------------

TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
EMPLOYEES' RETIREMENT TRUST  
FINANCIAL STATEMENTS  
FOR THE YEARS ENDED  
DECEMBER 31, 1985 AND 1984

TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
EMPLOYEES' RETIREMENT TRUST  
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**MOILANEN & NELSON, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTS

45 Junction Square Drive, PO Box B, Concord, MA 01742-0902  
617-369-4830

Ronald E. Moilanen, CPA, MST  
Richard G. Nelson, CPA, MST

February 19, 1986

Trustees of the Town of Reading  
Municipal Light Department  
Employees' Retirement Trust  
25 Haven Street  
Reading, MA 01867

We have examined the balance sheet of the Town of Reading, Massachusetts - Municipal Light Department Employees' Retirement Trust - as of December 31, 1985 and 1984, and the related statement of changes in financial position for the years then ended. Our examination was made in accordance with generally accepted auditing standards, and included such other tests and auditing procedures, as we considered necessary in the circumstances.

In our opinion, the accompanying balance sheet and the related statement of changes in financial position present fairly the financial position of the Town of Reading, Massachusetts - Municipal Light Department Employee's Retirement Trust - as of December 31, 1985 and 1984, and the changes in its financial position for the years then ended in conformity with generally accepted accounting principles applied on a consistent basis.

MOILANEN & NELSON, P. C.



Richard G. Nelson, CPA

RGN:sll

TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
EMPLOYEES' RETIREMENT TRUST  
BALANCE SHEET  
AS OF DECEMBER 31, 1985 AND 1984

ASSETS

	<u>1985</u>	<u>1984</u>
<u>Cash</u> (Schedule A-1)	\$ 464,910	\$ 90,241
<u>Securities</u> (Schedule A-2)	4,680,954	4,183,032
<u>Accrued interest receivable</u>	122,211	96,684
<u>Contribution receivable</u>	<u>56,101</u>	<u>-0-</u>
<u>Total Assets</u>	<u>\$5,324,176</u>	<u>\$4,369,957</u>

CORPUS

	<u>1985</u>	<u>1984</u>
<u>Total Reserves Held for the Payment of Benefits</u>	<u>\$5,324,176</u>	<u>\$4,369,957</u>

The accompanying notes are an integral part of the financial statements



TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
EMPLOYEES' RETIREMENT TRUST  
SCHEDULE OF TERM CERTIFICATES  
AS OF DECEMBER 31, 1985 AND 1984

<u>Certificate Number</u>	<u>Annual Rate Of Interest</u>	<u>Maturity Date</u>	<u>1985</u>	<u>1984</u>
South Boston Savings Bank 1-9-000867	9.50%	Demand Deposit	\$ 464,910	\$ 90,241

The accompanying notes are an integral part of the financial statements

TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
EMPLOYEES' RETIREMENT TRUST  
SCHEDULE OF SECURITIES  
AS OF DECEMBER 31, 1985 AND 1984

	<u>1985</u>	<u>1984</u>
<u>Investments At Fair Market Value</u>		
Federal National Mortgage Association Bonds (Amortized cost of \$924,700 in 1985 and \$974,425 in 1984)	\$ 946,800	\$ 965,385
Government National Mortgage Association Bonds (Amortized cost of \$323,300 in 1985 and \$333,058 in 1984)	313,219	270,995
United States Treasury Bonds (Amortized cost of \$2,593,661 in 1985 and \$2,833,216 in 1984)	2,947,535	2,946,652
Federal Home Loan Bank Bonds (amortized cost of \$472,275 in 1985)	473,400	-0-
<u>Total Investments</u>	<u>\$4,680,954</u>	<u>\$4,183,032</u>

The accompanying notes are an integral part of the financial statements

TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
STATEMENT OF CHANGES IN FINANCIAL POSITION  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

	Year Ended December 31,	
	<u>1985</u>	<u>1984</u>
<u>Additions</u>		
Contributions from Town of Reading -		
Municipal Light Department	\$ 476,101	\$ 480,000
Interest income	<u>496,834</u>	<u>466,155</u>
<u>Total</u>	972,935	946,155
Less: Retirement Benefits Paid	<u>343,404</u>	<u>343,697</u>
<u>Net Additions</u>	629,531	602,458
Net appreciation (depreciation) in the fair market value of investments	324,688	52,072
Reserves held for the payment of benefits, January 1,	<u>4,369,957</u>	<u>3,711,427</u>
Reserves held for the payment of benefits, December 31,	<u>\$ 5,324,176</u>	<u>\$ 4,369,957</u>

The accompanying notes are an integral part of the financial statements

TOWN OF READING  
MUNICIPAL LIGHT DEPARTMENT  
EMPLOYEES' RETIREMENT TRUST  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

Note A. General

The Trust was established on December 30, 1966 by the Municipal Light Board of the Town of Reading pursuant to Chapter 164 of the General Laws of the Commonwealth of Massachusetts.

The Trust constitutes the principal instrument of a plan established by the Municipal Light Board for the purpose of funding currently and on a level basis, from the Department's operating and maintenance account, the annual contributions required by the Town of Reading Contributory Retirement System so that there shall be reflected annually on the Department's books of account the actual current liability for its employees.

Note B. Plan Contributions

Contributions to the Retirement Trust are based on independent actuarial valuations using an aggregate cost method in which all plan liabilities are funded by normal cost payments and under which method there is no separate stated liability for past service costs. An assumed rate of return of 7% in investment earnings and an assumed rate of increase of 6% in salaries, including cost of living and merit raises, are employed for both years. The average retirement ages assumed are age 60 for men and 65 for women.

The contributions from the Municipal Light Department to the Trust were \$476,101 in 1985 and \$480,000 in 1984.

Note C. Payment of Benefits

Payments made from the Trust to the Town of Reading for retirement benefits paid amounted to \$343,404 in 1985 and \$343,697 in 1984.

TOWN OF READING, MASSACHUSETTS

MUNICIPAL LIGHT DEPARTMENT

FINANCIAL STATEMENTS

FOR THE YEARS ENDED

DECEMBER 31, 1985 AND 1984

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
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**MOILANEN & NELSON, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTS

45 Junction Square Drive, PO Box B, Concord, MA 01742-0902  
617-369-4830

Ronald E. Moilanen, CPA, MST  
Richard G. Nelson, CPA, MST

February 12, 1986

Municipal Light Board  
Town of Reading  
Municipal Light Department  
25 Haven Street  
Reading, MA 01867

We have examined the balance sheet of the Town of Reading, Massachusetts - Municipal Light Department - as of December 31, 1985 and 1984, and the related statements of income and expense and changes in financial position for the years then ended. Our examination was made in accordance with generally accepted auditing standards and, accordingly, included such other tests and auditing procedures as we considered necessary in the circumstances.

Our examination was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying supplementary report, Total Electric Utility Plant, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the examination of the basic financial statements and, accordingly, we express no opinion on it.

In our opinion, the accompanying balance sheets and the related statements of income and expense and changes in financial position present fairly the financial position of the Town of Reading, Massachusetts - Municipal Light Department - as of December 31, 1985 and 1984, and the results of its operations and the changes in its financial position for the years then ended in conformity with generally accepted accounting principles applied on a consistent basis.

MOILANEN & NELSON, P. C.



Richard G. Nelson, CPA

RGN:s11



TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
BALANCE SHEET

AS OF DECEMBER 31, 1935 AND 1934

ASSETS		LIABILITIES AND SURPLUS		
		1935	1934	Increase (Decrease)
<b>Electric Utility Plant:</b>				
Transmission plant	\$ 1,304,083	\$ 1,400,452	(96,369)	
Distribution plant	11,873,109	11,649,321	223,788	
General plant	930,612	1,038,261	(107,649)	
Total Electric Utility Plant	14,107,804	14,088,034	19,770	
<b>Investments:</b>				
123 Investments in Associated Companies (Note B)	13,569	13,569	-0-	
Funds Accounts:				
125 Depreciation fund	230,972	-0-	280,972	
<b>Current and Accrued Assets:</b>				
131 Operating cash (Note C)	6,420,283	4,206,739	2,213,544	
132 Customer deposits	333,508	268,900	64,608	
135 Petty cash	1,000	1,000	-0-	
142 Customer accounts receivable	2,722,803	3,381,168	(658,365)	
143 Other accounts receivable	232,312	199,719	32,593	
154 Materials and supplies	680,152	768,031	(87,879)	
163 Stores expense	41,353	45,467	(4,114)	
165 Prepayments	559,230	63,378	470,852	
Total Current and Accrued Assets	10,970,641	9,139,402	1,831,239	
<b>Deferred Credits:</b>				
252 Customer advances for construction		260,713	224,591	36,022
253 Other deferred credits (Note E)		1,183,144	1,038,907	144,237
Total Deferred Credits		1,443,857	1,263,498	180,359
<b>Reserves:</b>				
260 Reserve for uncollectible accounts		324,095	218,780	105,315
265 Miscellaneous operating reserves (Note F)		126,457	127,562	(1,105)
Total Reserves		450,552	346,342	104,210
<b>Contribution in Aid of Construction:</b>				
271 Contribution in aid of construction		369,502	605,513	166,148
Total Liabilities and Surplus		\$ 22,372,986	\$ 21,131,901	\$ 1,241,085
Total Assets		\$ 25,372,986	\$ 23,241,005	\$ 2,131,981

The accompanying notes are an integral part of the financial statements.

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
STATEMENT OF INCOME AND ANALYSIS OF SURPLUS  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

	1985	1984	Increase (Decrease)	Ratio 1985	Ratio 1984
Operating Income:					
400 Operating revenues (Schedule B-1)	\$33,155,628	\$42,045,708	\$(3,890,080)	100.00%	100.00%
Operating Expenses:					
401 Operating expenses	34,889,552	39,935,784	(5,046,232)	91.51	94.98
402 Maintenance expenses	473,130	457,889	15,241	1.27	1.09
403 Depreciation	1,056,925	554,307	502,618	2.77	1.32
408 Voluntary payments in lieu of property taxes (Note L)	121,105	193,631	(72,526)	.30	.46
Total Operating Expenses	36,540,712	41,141,611	(4,600,899)	95.85	97.85
Total Operating Income	1,614,916	904,097	710,819	4.15%	2.15%
Other Income:					
415 Income from merchandising, jobbing and contract work	85,626	112,299	(26,673)		
419 Interest income	296,175	286,244	9,931		
450 Forfeited discounts	487,470	470,362	17,108		
Total Other Income	869,271	868,905	366		
Total Income	2,484,187	1,773,002	711,185		
Miscellaneous Income Deductions:					
427 Interest on bonds	50,498	41,408	9,090		
Net Income	\$ 2,433,689	\$ 1,731,594	\$ 702,095		
Earned Surplus:					
208 Unappropriated earned surplus (at beginning of period)	16,603,134	16,064,512	538,622		
433 Balance transferred from income	2,433,689	1,731,594	702,095		
434 Miscellaneous credits to surplus (Note G)	418,770	-0-	418,770		
Total Credits	19,455,593	17,796,106	1,659,487		
Deductions from Earned Surplus:					
436 Appropriations of surplus (Note H)	1,190,757	1,192,972	(2,215)		
Total Deductions from Earned Surplus	1,190,757	1,192,972	(2,215)		
203 Unappropriated Earned Surplus (at end of period)	\$18,264,936	\$16,603,134	\$ 1,661,702		

The accompanying notes are an integral part of the financial statements

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
SCHEDULE OF OPERATING REVENUE  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

	<u>Net Revenue</u>		<u>Increase</u>
	<u>1985</u>	<u>1984</u>	<u>(Decrease)</u>
<u>Sales of Electricity:</u>			
440 Residential sales	\$11,684,301	\$13,046,109	\$(1,361,808)
442 Commercial and industrial sales	24,836,632	27,227,917	(2,391,285)
442 Private street lighting	60,464	64,710	(4,246)
<u>Total Private Consumers</u>	<u>36,581,397</u>	<u>40,338,736</u>	<u>(3,757,339)</u>
<u>444 Municipal Sales:</u>			
Street lighting	406,029	434,011	(27,982)
Municipal buildings	1,117,085	1,213,365	(96,280)
<u>Total Municipal Consumers</u>	<u>1,523,114</u>	<u>1,647,376</u>	<u>(124,262)</u>
<u>447 Sales For Resale</u>	<u>51,117</u>	<u>59,596</u>	<u>(8,479)</u>
<u>Total Operating Revenue</u> (To Exhibit B)	<u>\$38,155,628</u>	<u>\$42,045,708</u>	<u>\$(3,890,080)</u>

The accompanying notes are an integral part of the financial statements

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
STATEMENT OF CHANGES IN FINANCIAL POSITION  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

	<u>1985</u>	<u>1984</u>
<u>Source of Funds:</u>		
Net income (Exhibit B)	\$ 2,433,689	\$ 1,731,594
Charges to income not affecting working capital:		
Depreciation	1,207,087	672,123
Increase in reserve for uncollectible accounts	105,315	12,520
Increase in miscellaneous operating reserve	-0-	65,623
Increase in contribution in aid of construction	164,149	4,781
Increase in customers advances for construction	36,022	65,521
Increase in other deferred credits	144,537	808,243
Increase in appropriation for bond redemption	130,000	130,000
Decrease in depreciation fund	-0-	466,186
Decrease in bond proceeds fund	-0-	40,000
Miscellaneous credits to surplus (Note G)	418,770	-0-
<u>Total Source of Funds</u>	<u>4,639,569</u>	<u>3,996,591</u>
<u>Use of Funds:</u>		
Net additions to electric utility plant	1,226,857	1,892,830
Decrease in long-term debt	17,157	130,000
Appropriation of surplus (Note H)	1,190,757	1,192,972
Increase in depreciation fund	280,972	-0-
Decrease in miscellaneous operating revenue	1,105	-0-
<u>Total Use of Funds</u>	<u>2,716,848</u>	<u>3,215,802</u>
<u>Net Increase (Decrease) in Working Capital</u>	<u>\$ 1,922,721</u>	<u>\$ 780,789</u>

The accompanying notes are an integral part of the financial statements

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
STATEMENT OF CHANGES IN FINANCIAL POSITION  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

<u>Changes in Components of Working Capital</u>	<u>1985</u>	<u>1984</u>
<u>Increase (Decrease) in Current Assets</u>		
Operating cash (Note C)	\$ 2,213,544	\$ 437,162
Customer deposits	64,608	50,604
Customer accounts receivable	(858,365)	(255,494)
Other accounts receivable	32,593	95,592
Materials and supplies	(87,879)	138,564
Stores expense	(4,114)	(232)
Prepayments	<u>470,852</u>	<u>22,933</u>
<u>Total Increase in Current Assets</u>	<u>1,831,239</u>	<u>489,129</u>
<u>Increase (Decrease) in Current Liabilities</u>		
Accounts payable	(197,786)	(345,332)
Customer deposits	65,033	56,164
Interest accrued	10,742	(2,492)
Obligations under capital lease	<u>30,529</u>	<u>-0-</u>
<u>Total (Decrease) in Current Liabilities</u>	<u>(91,482)</u>	<u>(291,660)</u>
<u>Total Increase in Working Capital</u>	<u>\$ 1,922,721</u>	<u>\$ 780,789</u>

The accompanying notes are an integral part of the financial statements

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
STATEMENT OF CHANGES IN FINANCIAL POSITION  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

<u>Changes in Components of Working Capital</u>	<u>1985</u>	<u>1984</u>
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<u>Total Increase in Working Capital</u>	<u>\$ 1,922,721</u>	<u>\$ 780,789</u>

The accompanying notes are an integral part of the financial statements

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

Note A. Summary of Significant Accounting Policies:

Method of Presentation

The Department is subject to regulation by the Massachusetts Department of Public Utilities (DPU). Pursuant to State Laws, rates must be set such that earnings attributable to electric operations less bond principal payments do not exceed 8% of the cost of utility plant. The Department's accounting policies conform with generally accepted accounting principles, as applied in the case of regulated public utilities.

Depreciation

Depreciation is computed at 5% and 3% of cost of utility plant in use as of January 1, 1985 and 1984, respectively, exclusive of land and land rights, as authorized by the DPU.

Note B. Investment in Associated Companies

Under agreement with the Massachusetts Municipal Wholesale Electric Company (MMWEC), the Department has advanced funds to MMWEC for long-term working capital purposes (See Note K).

	<u>1985</u>	<u>1984</u>
<u>Total</u>	<u>\$13,569</u>	<u>\$13,569</u>

Note C. Cash

At December 31, current cash funds are available for Department use as follows:

	<u>1985</u>	<u>1984</u>
Funds reserved for operations	\$ -0-	\$ -0-
Funds reserved for construction expenditures	920,483	270,000
Funds reserved for liability to customers in connection with fuel cost billings to customers in excess of fuel costs (Note F)	1,183,144	1,038,607
Funds reserved for payment in lieu of taxes to various public authorities	250,000	45,333
Funds reserved for payment of bonds	48,850	51,242
Funds reserved for payment of purchased power obligations under power sales agreements with the Massachusetts Municipal Wholesale Electric Company (MMWEC)	1,301,848	476,623
<u>Sub-total</u>	<u>\$3,704,325</u>	<u>\$1,881,805</u>



TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

<u>Note C. Cash (Continued)</u>	<u>1985</u>	<u>1984</u>
<u>Sub-total</u>	\$3,704,325	\$1,881,805
Funds reserved to defer future customer rate increases	1,928,784	1,764,328
Funds reserved for effect of uncollectible accounts	324,095	218,780
Funds reserved for payment of certain accrued purchased power costs, other operating expenses and a potential liability for certain power transmission charges	354,745	280,582
Funds reserved for the cost of decommissioning Pilgrim Unit I	<u>108,334</u>	<u>61,244</u>
<u>Total Cash</u>	<u>\$6,420,283</u>	<u>\$4,206,739</u>

<u>Note D. Long-Term Debt:</u>	<u>1985</u>	<u>1984</u>
<u>Bonds Payable:</u>		
Bonds issued November 15, 1970 bearing an interest rate of 6.0% per annum are payable in annual installments of \$30,000 plus interest and are due November 15, 1990	\$ 150,000	\$ 180,000
Bond issued August 1, 1979 bearing an interest rate of 5.2% per annum are payable in annual installments of \$100,000 plus interest and are due August 1, 1989	<u>400,000</u>	<u>500,000</u>
<u>Total Bonds Payable</u>	550,000	680,000
Less: Current installments of bonds payable	<u>130,000</u>	<u>130,000</u>
<u>Total Long-Term Bonds Payable</u>	<u>\$ 420,000</u>	<u>\$ 550,000</u>

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 1985 AND 1984

Note D. Long-Term Debt (Continued):

The future payments required on the long-term debt are as follows:

<u>Fiscal year</u>	<u>6.0%</u>	<u>5.2%</u>
1986	30,000	100,000
1987	30,000	100,000
1988	30,000	100,000
1989	30,000	100,000
Years thereafter	30,000	-0-
<u>Total</u>	<u>\$150,000</u>	<u>\$400,000</u>

Capital Leases:

In December of 1984 the Department purchased new computer equipment costing \$170,358. To finance this equipment the Department entered into a capital lease agreement.

The following is a schedule by years of future minimum lease payments together with the present value of the net minimum lease payments as of December 31, 1985:

	1986	\$ 43,076
	1987	43,076
	1988	43,076
	1989	43,076
Net minimum lease payments		172,304
Less: amount representing interest		<u>(28,932)</u>
Present value of net minimum lease payments		143,372
Less: current portion		<u>30,529</u>
Total long-term payments under capital lease		<u>\$ 112,843</u>

Note E. Other Deferred Credits

Other deferred credits consist of the following:

	<u>1985</u>	<u>1984</u>
Fuel cost billings to customers in excess of fuel costs (Note C)	<u>\$1,183,144</u>	<u>\$1,038,607</u>
<u>Total</u>	<u>\$1,183,144</u>	<u>\$1,038,607</u>

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Note F. Miscellaneous Operating Reserve

	<u>1985</u>	<u>1985</u>
Provision for charges in connection with the decommissioning of Pilgrim Unit I	\$ 98,457	\$ 58,533
Provision for a potential liability for New England Power Pool (NEPOOL) transmission charges	-0-	69,029
Provision for dispute of electric bills rendered to Danis Reading Realty Trust	<u>28,000</u>	<u>-0-</u>
<u>Total</u>	<u>\$ 126,457</u>	<u>\$ 127,562</u>

Note G. Miscellaneous Total Credits to Surplus

Miscellaneous credits to surplus for 1985 and 1984 consist of the following:

	<u>1985</u>	<u>1984</u>
Termination of projects	\$ 339,170	\$ -0-
Settlement of SCADA system litigation	<u>79,600</u>	<u>-0-</u>
<u>Total</u>	<u>\$ 418,770</u>	<u>\$ -0-</u>

Note H. Appropriations of Surplus:

Appropriations of surplus consist of the following:

	<u>1985</u>	<u>1984</u>
Payments on bond principal	\$ 130,000	\$ 130,000
Transfers to the Town of Reading, Massachusetts for payment in lieu of taxes as authorized by the Town of Reading-Municipal Light Board	1,000,000	1,000,000
Loss on disposal of Electric Utility Plant	<u>60,757</u>	<u>62,972</u>
<u>Total</u>	<u>\$1,190,757</u>	<u>\$1,192,972</u>

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Note I. Employees Pension:

The employees of the Municipal Light Department participate in the Town of Reading Contributory Retirement System as adopted under Chapter 32 of the General Laws of the Commonwealth of Massachusetts.

Each year the Municipal Light Board is assessed by the Town for its portion of the total annual appropriation for the pension fund, which payments are made from the Town of Reading - Municipal Light Department Employees' Retirement Trust, a trust established by the Municipal Light Board for the purpose of funding currently, from the Department's operating and maintenance account, the annual contributions required by the Reading Contributory Retirement System.

Contributions to the Retirement Trust are based on actuarial valuations using an aggregate cost method in which all plan liabilities are funded by normal cost payments and under which method there is no separate stated liability for past service costs.

Payments to the Trust by the Department amounted to \$476,101 in 1985 and \$480,000 in 1984.

Note J. Power Sales Agreements:

The Light Department of the Town of Reading (the "Department") is a participant in the Massachusetts Municipal Wholesale Electric Company ("MMWEC"), a public corporation of the Commonwealth of Massachusetts.

MMWEC is a coordinating and planning agency for the development of the bulk power supply requirements of its members and Project Participants. MMWEC is authorized to purchase ownership interests in, and to issue revenue bonds to finance, generating units ("Projects"). MMWEC sells the capability of each of its Projects to its members and other utilities (Project Participants) under Power Sales Agreements. The Power Sales agreement for each Project requires each Project Participant to pay its share of MMWEC's costs related to the Project which includes debt service on bonds issued by MMWEC to finance the Project, plus 10% of debt service to be paid into a Reserve and Contingency Fund. In addition, MMWEC has entered into long term take or pay power purchase contracts for which it has corresponding resale agreements with certain of its members and other utilities. The project and power purchase contract amounts are payable from each Participant's electric system revenue and are required to be made whether or not the Project is completed, the unit is operating and notwithstanding the suspension or interruption of output of the Project.

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Note J. Power Sales Agreements (continued):

A substantial portion of MMWEC's construction program is its 11.59% ownership interest in the Seabrook Project being constructed by New Hampshire Yankee (NH Yankee), currently a division of Public Service Company of New Hampshire (PSNH). NH Yankee, upon receipt of regulatory approval, is to be established as an independent entity to construct and operate the Seabrook station on behalf of the joint owners. Seabrook Unit No. 1 is under construction while the continued construction of Seabrook Unit No. 2 by the present joint owners is unlikely. Although not officially cancelled, MMWEC's \$65,500,000 investment in Unit No. 2 was charged as a Loss on Cancelled Units at year-end 1984 while the unit is maintained in a state of minimum preservation.

The most recent cost and schedule estimates from NH Yankee project a cash cost-to-complete from January 1, 1985 of \$402 million and a commercial operation date of October 1986. The estimate includes about \$75 million to cover contingencies. NH Yankee estimates that Seabrook No. 1 was about 94% complete as of December 31, 1985. For planning purposes, MMWEC is using assumptions of \$408 million cash cost-to-complete from January 1, 1985 and an October 1986 commercial operation date.

Although progress has been made during 1985 on the construction of Seabrook No. 1, the project continues to experience regulatory difficulties and public opposition and to create cash flow pressures on some of its owners. Accordingly, its completion and commencement of commercial operation, and its ultimate cost and schedule, cannot be assured. The level of construction expenditures on the unit during 1985 has been limited but has been increased subject to further limitations. Hot-functional testing, which is a critical milestone for successful completion of Seabrook No. 1, was successfully completed on December 2, 1985. Timely receipt of an operating license from the NRC is needed for Seabrook No. 1 to commence commercial operation and emergency response and evacuation plans must be approved in order to obtain the license. There has been opposition to the plans by several affected municipalities and Massachusetts officials. The effect of that opposition cannot be predicted.

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Note J. Power Sales Agreements, (continued):

On October 18, 1985, MMWEC issued \$120 million of 364-day Revenue Bond Anticipation Notes (BANS) at an annual interest rate of 16.41%, payable monthly, to fund MMWEC's share of Seabrook construction costs for its Projects Nos. 4 and 6, to fund interest on the BANS and to fund a portion of the 1986 interest on Project No. 6 debt outstanding. MMWEC's long-term financing requests before the DPU were revised to incorporate changes occasioned by the issuance of the BANS. MMWEC contemplates paying the BANS from the proceeds of long-term Revenue Bonds but there is no assurance that it will be able to issue such obligations. MMWEC's bonds or notes maturing in more than one year must be approved by the DPU and, as stated below, the DPU previously denied MMWEC's request for authority to issue Bonds, and there can be no assurance that it will subsequently give the requisite approval or that it will not limit any approval in a way that will restrict the ability to pass on the costs to ratepayers of the Project Participants. MMWEC may issue Bonds under its General Bond Resolution maturing within one year without DPU approval to refund the BANS. If MMWEC were to issue one-year Bonds under the Resolution, it would be required to commence billing Project Participants for the principal and interest in twelve monthly installments. MMWEC's ability to issue Bonds or notes in the future to refund the BANS would be dependent upon market conditions, the status of the Seabrook project and the position of Project Participants with respect to their obligations under the Power Sales Agreements.

At the time of the issuance of the BANS, the following developments were occurring and were properly disclosed:

- The Massachusetts Attorney General and other intervenors requested the DPU to prohibit the issue of the BANS, but the DPU denied the request on the grounds that it did not have jurisdiction over a note maturing in not more than one year. The Attorney General and intervenors have filed a motion for reconsideration and extension of time for appeal. Appeals from the DPU decision and other possible actions by the Attorney General and intervenors are anticipated.
- In a letter to MMWEC, objecting to the issue of the BANS, the Chairman of Hull Municipal Light Board raised questions regarding Hull's obligations under the Power Sales Agreements with respect to debt service on the BANS.



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Note J. Power Sales Agreements, (continued):

- A bill has been submitted to the Massachusetts legislature, for acceptance as late filed, which would restrict MMWEC's ability to issue indebtedness maturing in not more than one year without DPU approval to \$20 million in any 365 day period. The bill was not accepted as late filed but it has been refiled for the 1986 legislative session. No prediction can be made as to whether or not the proposed legislation will be enacted. If the legislation is enacted after issuance of the BANS, it could interfere with MMWEC's ability to issue notes or Bonds to refund the BANS in the absence of DPU approval.
- The Maine Public Utilities Commission (the "MPUC") has commenced an investigation of the continued involvement of Eastern Maine Electric Cooperative ("EMEC") in the Seabrook project though its participation in MMWEC's Project No. 6, with particular reference to whether MMWEC's issue of the BANS may subject EMEC's ratepayers to unnecessarily high costs for which they should not be charged. The MPUC regulates EMEC's electric rates.
- The Vermont Public Service Department, which is Vermont's consumer advocate agency, filed a court action on October 18, 1985, challenging the validity of the Vermont participants' Power Sales Agreements for MMWEC's Project No. 6.

The cost increases and uncertainties associated with the Seabrook project have caused some Project Participants and others to review the commitments of the Project Participants with respect to the Seabrook project, including those of the Project Participants under MMWEC's Power Sales Agreements. These activities may increase if Project Participants are required to make payments currently with respect to Seabrook without receiving current benefits from the Seabrook project.

MMWEC is currently involved in litigation relating to its Seabrook commitments and the enforceability of MMWEC's Power Sales Agreements, including:

In January, 1985 certain residents of the Town of Groton brought suit against the Town of Groton Municipal Light Department, and later MMWEC, challenging the validity of the Project No. 6 Power Sales Agreement.



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Note J. Power Sales Agreements, (continued):

In October, 1985 the Vermont Department of Public Service brought an action against the Vermont Project Participants in MMWEC's Project No. 6 and MMWEC, among other things, challenging the validity of the Power Sales Agreement. The Village of Stowe, Water and Light Department, not a Project Participant in MMWEC's Project No. 6, had purchased a portion of the project capability of the Village of Morrisville, Water and Light Department, which is a Project Participant in MMWEC's Project No. 6. Stowe intervened in the Vermont Public Service Department's proceeding seeking an injunction to allow Stowe to cease making payments to Morrisville for bills presented to Stowe for Seabrook related costs. The request was based on the argument that MMWEC's Project No. 6 Power Sales Agreement is invalid. A judge in the case denied the requested injunction and further ordered that, until the matter of the validity of the Power Sales Agreement is decided upon, Stowe must continue its payments to Morrisville. Subsequently, on January 9, 1986, MMWEC petitioned the U.S. District Court for the District of Massachusetts, Western Division for a declaration that the Power Sales Agreement for the oil and gas fired Stony Brook Intermediate Unit, of which Stowe's project capability is 1.83%, is valid and binding.

On January 24, 1986, Hull filed suit against MMWEC charging various violations, breaches and imprudencies had been committed against Hull and, among other things, seeking an injunction against MMWEC collecting any future Seabrook related costs. Until this suit is concluded, Hull will continue to pay its Nuclear Mix No. 1 obligations to MMWEC under protest, and will make Projects Nos. 4 and 6 payments into an escrow account which Hull will establish at a local credit union. The most recent payments for MMWEC's Projects Nos. 4 and 6 were due from Hull on January 20, 1986. These payments were not received by MMWEC as of January 24; therefore, demand letters requesting such payments were sent. The Power Sales Agreements require that full payment be made within 20 days following the demand date and that failure to pay constitutes a default on the part of the municipality. The amounts being sought are \$20,115 for Project No. 4 and \$18,428 for Project No. 6.

Hull has also presented to MMWEC specific terms and conditions under which Hull would sell to any interested party its share of the Seabrook project.

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Note J. Power Sales Agreements, (continued):

On January 9, 1986, the Peabody Municipal Light Board voted to have the Peabody Municipal Light Commission hire legal counsel with expertise in utility law to examine the course of events between MMWEC and the Peabody Municipal Light Plant regarding the Seabrook project and to determine its options, and the positive and negative implications of those options as regards Peabody's Seabrook project involvement through MMWEC's Nuclear Mix No. 1 and Nuclear Projects Nos. 4, 5 and 6, and that Peabody's payments for Nuclear Projects Nos. 4 and 6 for January, 1986, and all subsequent payments for Nuclear Projects Nos. 4, 5 and 6 are to be paid under protest.

Regulators in three of the New England states have acted unfavorably to the continued participation of utilities in their states in the Seabrook project. The Maine Public Utility Commission ordered Maine utilities to disengage from the Seabrook project and to write-off a portion of their investment in the project. The Vermont Public Service Board has also ordered Vermont utilities, including Vermont Participants in MMWEC's Projects, to take all reasonable action to disengage from the Seabrook project. In Massachusetts, the Department of Public Utilities on April 4, 1985 denied the request of Massachusetts investor-owned utilities for financing authority to complete Seabrook No. 1 unless they agreed to arrangements that would effectively shift the risk of further investment in Seabrook from the ratepayers to their stockholders. In the case of MMWEC, since it has no stockholders to whom to shift the risk, its request for financing authority was denied outright by the DPU. In reaching its decision, the DPU expressly left to the utilities the decision whether to continue their participation in Seabrook. The DPU decision was upheld on September 12, 1985 by the Massachusetts Supreme Judicial Court on the grounds that the DPU could have correctly concluded that the utilities failed to prove the reasonableness of their investment in Seabrook. The DPU decision indicated that it would consider a request by MMWEC to issue bonds needed to mitigate the adverse consequences of rate shock but would not approve financing to pay further construction costs of Seabrook No. 1. MMWEC has previously petitioned the DPU for approval to issue Bonds to pay a portion of the interest on outstanding Bonds prior to completion of Seabrook No. 1 in order to permit a phase-in of projected rate increases and for three to five year bond anticipation notes for construction costs that would be payable from long term bonds only if Seabrook No. 1 commences commercial operation. On December 20, 1985, the DPU issued an order to close MMWEC's petition as it then stood and requested MMWEC to file a new more direct case. The DPU found that it would be in the best interest of all parties to have a clearly circumscribed case so that all parties can start fresh with a new, clear docket and know that everyone is working from the same information. MMWEC is currently preparing the new case.

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Note J. Power Sales Agreements, (continued):

One of the other Massachusetts utilities, Fitchburg Gas & Electric (.086% ownership share of the Seabrook project) has ceased making Seabrook construction payments beginning on May 15, 1985. Advance payments have been made by five other joint owners to cover the shortfall. On October 30, 1985, the DPU approved a settlement agreement between Fitchburg and the Massachusetts Attorney General on rate issues associated with Seabrook Units 1 and 2. The agreement would allow recovery of 55% of Fitchburg's investment in Seabrook 2 as of October 31, 1985, over a two year period without any return on the unamortized balance. The agreement would also allow recovery of 60% of Seabrook 1 costs over thirty years following the amortization of Seabrook 2. Under the settlement agreement, Fitchburg is not allowed to make further payments for Seabrook and has agreed to use its best efforts to sell or dispose of its interest in the project. (For further details regarding Fitchburg, see discussions on Eastern Utilities Associates later in this note.)

If, due to financial difficulties, compliance with orders of regulatory agencies, or for any other reason, any other joint owner were to discontinue paying its share of construction costs, the completion of Seabrook Unit 1 could be jeopardized.

On April 18, 1985, the New Hampshire Public Utilities Commission (NHPUC) issued an order approving a request of PSNH to prefinance its share of estimated Seabrook 1 construction costs. The approval was subject to the condition that PSNH not issue securities until all Seabrook 1 joint owners had received regulatory authorization to finance their respective ownership shares and/or there was reasonable assurance that each participant would finance its share to fulfill contractual commitments to pay on a timely basis its share of Seabrook 1 construction costs. The NHPUC's order also prohibited PSNH, until further order of the NHPUC, from funding the project at a level greater than its share of \$5 million per week. On September 13, 1985, the NHPUC issued an order lifting both of the conditions retroactive to September 1, 1985. However, an August 13, 1985, order of the New Hampshire Supreme Court, which stated that all orders of the NHPUC in connection with PSNH's financing application would be stayed pending the completion of intervenors' appeals of the NHPUC's order of April 18, 1985, appeals of additional orders, or further order of the court, operated to stay the NHPUC's September 13 order. On September 18, 1985, the court authorized PSNH, retroactive to September 1, 1985, and through December 31, 1985, to increase its cash contributions to the level authorized by the joint owners, provided PSNH's expenditures do not exceed \$32.9 million. The court's stay on the September 13 order remains in effect in all other respects. On September 20, 1985, the joint owners voted to increase construction funding to \$10 million per week effective September 1, 1985.

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Note J. Power Sales Agreements, (continued):

Although the Supreme Court had allowed PSNH to fund its share of approximately \$10 million per week for Seabrook construction, that authorization expired on December 31, 1985. PSNH is now limited to funding not more than its share of \$5 million per week. Since actual Seabrook construction was at a level somewhat below the \$10 million per week funding level, a reserve of collected but undisbursed funds has been accumulated. On January 14, 1986, the Seabrook joint owners voted to fund construction at the level of \$5 million per week for the month of February and to continue construction expenditures consistent with full construction through the use of the reserve. It is estimated that full construction, under these circumstances, can continue through at least the end of February, 1986. The joint owners also voted to provide supplemental construction funding for the month of February in the amount of approximately \$19 million. This funding would take place at such time as the Supreme Court removes the existing limitations on the level of PSNH's funding of Seabrook construction, which is expected to occur if the Supreme Court upholds the earlier NHPUC approval of the Seabrook financing. On January 31, 1986, PSNH received Supreme Court approval to issue a proposed \$345 million of bonds to finance its share of future Seabrook related costs.

On May 3, 1985, the Vermont Public Service Board (VPSB) ordered the Vermont participants to attempt to sell their ownership shares in Unit 1 and take all "reasonable and feasible steps" to cancel the project. A Vermont joint owner has appealed that order to the Vermont Supreme Court. The VPSB also stated that it would hold hearings on whether the Vermont utilities should be ordered to cease making payments in support of Unit 1.

In orders issued in December 1984 and January 1985, the MPUC instructed Central Maine Power Company (CMP), which holds a 6 percent ownership interest, Bangor Hydro-Electric Company (BHE), which holds a 2.2 percent ownership interest, and Maine Public Service Company (MPS), which holds a 1.5 percent ownership interest, to pursue disengagement from the Seabrook project. However, in an order issued on July 18, 1985 in the Phase I proceeding, the MPUC found that further participation by CMP is neither unreasonable nor inconsistent with the public interest. The MPUC stated that, because of orders issued in the Phase II proceeding (described below), and an order issued on May 31, 1985 in a CMP rate proceeding, it now has reasonable assurances that CMP's continued participation will not be unduly harmful to Maine ratepayers. The latter order incorporated, with minor modifications, a stipulation agreed to by CMP, the MPUC staff and the Maine Public Advocate. The stipulation, as adopted, provides that: (i) 70 percent of Unit 1 costs incurred prior to January 1, 1985 will be recovered in rates over 30 years; (ii) if Unit 1 is completed, all construction expenditures after January 1, 1985 above CMP's share of \$750 million will be subject to a prudence review; (iii) if Unit 1 is cancelled, all monies spent between January 1, 1985 and June 1, 1985 will be subject to a prudence review, and only one half of all monies spent after June 1, 1985 will be recoverable;

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Note J. Power Sales Agreements, (continued):

(iv) rates to be charged for the cost of completing Unit 1 may not exceed a predetermined benchmark rate based on the cost of alternative power sources; and (v) 60 percent of CMP's investment in Unit 2 will be recovered over 10 years. In addition to the recovery of portions of its investments in the aforesaid facilities, the order permits CMP to earn a return on the tax-adjusted unamortized balance of these investments.

The July 18, 1985 order provides that all three utilities may continue their efforts to dispose of their ownership interests on reasonable terms.

On May 28, 1985, the MPUC issued an order in the Phase II proceeding, in which it concluded that prudence on the part of the joint owners would have led to the deferral of Unit 2 by November 1979 and its cancellation by January 1983. This order is consistent with the findings made by the MPUC in an earlier MPS rate proceeding. On July 17, 1985, the MPUC reopened the Phase II proceeding for thirty days, to permit BHE and MPS to continue their ongoing negotiations with the MPUC staff and the Maine Public Advocate, with the goal of reaching agreements similar in scope to the CMP stipulation described above.

On October 28, 1985, the MPUC issued an order accepting, effective November 1, 1985, a settlement agreement in a rate case involving BHE. This settlement involves write-off, over time, of portions of BHE's investment in both Seabrook 1 and 2, and is similar to the settlement approved by the MPUC in the CMP rate case described above.

In addition, Eastern Utilities Associates (EUA), a Massachusetts investor-owned electric utility holding company, has reached tentative agreement to purchase the shares of Seabrook owned by the three utilities in Maine, one in Vermont (Central Vermont Public Service Corp.) and one in Massachusetts (Fitchburg Gas & Electric). Final sales are conditioned upon receipt of all necessary regulatory approvals.

As a result of successfully completing the milestones of cold-hydro and hot-functional testing performed during the latter half of 1985, construction of Seabrook Unit No. 1 is nearly complete. In anticipation of receipt of a license to operate the plant, construction management and joint owners are developing plans relative to commercial operation, including fuel loading and start-up. Application for an operating license has been filed and a schedule for review has been set. A part of the licensing procedures involves the approval of an emergency evacuation plan and a test of the plan must be held before approval. MMWEC cannot predict what impact the test and review schedule of the Emergency Response Plan will have on the timeliness of receipt of an operating license.



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Note J. Power Sales Agreements, (continued):

As of December 31, 1985 the total estimated construction cost of MMWEC's Projects under construction was \$950,543,000 of which the amount associated with the Department's Power Sales Agreements was \$56,996,000. Total construction expenditures amounted to \$772,191,000 of which \$48,482,000 represented the amount attributable to the Department. It is estimated that \$1,161,090,000 principal amount of debt obligations will need to be issued by MMWEC to finance the Projects in its construction program, of which \$71,836,000 is attributable to the Department. Debt issued and outstanding included Power Supply System Revenue Bonds totaling of \$1,032,738,000 and 364-day Revenue Bond Anticipation Notes (BANS) in the amount of \$120,000,000 due on October 17, 1986. The amount of each attributable to the Power Sales Agreements of the Department is \$67,952,000 and \$4,219,000, respectively. On bonds which have been issued, the debt service requirement through the year 2018 is \$3,442,708,000 of which \$189,951,000 is attributable to the Department. Debt service after future funding is estimated to be \$3,701,622,000 of which \$180,066,000 is your department's share.

In addition, MMWEC has expended \$204,669,000 and \$240,605,000 of bonds are outstanding for Projects in operations, with total debt service of \$501,584,000. The Department's portion of the expenditures, bonds issued and debt service on these Projects is \$33,441,000, \$39,307,000 and \$82,783,000, respectively.

The Light Department of the Town of Reading has entered into power purchase contracts or project Power Sales Agreements with MMWEC. Under the above agreements the Department is required to make capacity and/or debt service payments to MMWEC. The aggregate amount of such required payments on bonds outstanding and significant power purchase contracts through MMWEC at December 31, 1985 is shown below. These amounts exclude operating and maintenance expenses and the liability associated with the BANS.

	<u>Annual Cost</u>
For years ended December 31, 1986	\$ 12,605,000
1987	14,214,000
1988	13,648,000
1989	10,118,000
1990	10,152,000
Later Fiscal Years	<u>224,236,000</u>
Total	<u>\$ 284,973,000</u>

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Note J. Power Sales Agreements, (continued):

It is anticipated that approval will be received to issue long-term Revenue Bonds in September, 1986. The proceeds from the long-term Revenue Bond issues will be used to retire and, therefore, replace the BANS and will partially fund interest payments during 1986 and 1987. The issuance of these Bonds would produce revised annual costs estimated to be as follows:

	<u>Annual Cost</u>
For years ended December 31, 1986	\$ 11,310,000
1987	13,027,000
1988	13,556,000
1989	10,036,000
1990	10,071,000
Later Fiscal Years	<u>217,089,000</u>
Total	<u>\$ 275,089,000</u>

In addition the Department is also required to pay its share of the operation and maintenance costs of the units. The Department's total payments under the agreements were \$7,486,000 for the year ended December 31, 1984 and \$6,371,000 for the year ended December 31, 1985.

Note K. Loss and Gain Contingencies:

The Department is involved in a dispute by a commercial ratepayer regarding electrical bills amounting to \$28,000. The amount has been reserved in escrow until the dispute is settled.

Note L. Voluntary Payments in Lieu of Property Taxes:

By vote of the Municipal Light Board of Reading, the Department has agreed to make voluntary payments in lieu of property taxes for the years 1985 and 1984 as follows:

	<u>1985</u>	<u>1984</u>
North Reading	\$ 30,863	\$ 49,381
Lynnfield	19,899	31,833
Wilmington	<u>70,343</u>	<u>112,412</u>
	<u>\$121,105</u>	<u>\$193,631</u>



SUPPLEMENTARY REPORT TOTAL ELECTRIC UTILITY PLANT

TOWN OF BURLING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
SUPPLEMENTARY REPORT - TOTAL ELECTRIC UTILITY PLANT  
AT DECEMBER 31, 1985

	Cost 1-1-85	Net Cost Property Added 1985	Net Cost Property Disposed of 1985	Cost 12-31-85	Accrued Depreciation 1-1-85	Depreciation 1985	Reversed Depreciation 1985	Accrued Depreciation 12-31-85	Book Value 12-31-85
<u>Electric Transmission Plant:</u>									
351 Clearing land & rights of way	\$ 25,016	\$ -0-	\$ -0-	\$ 25,016	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 25,016
352 Structures & improvements	524,987			594,997	215,095	29,749		244,344	350,144
353 Station equipment	1,392,821			1,395,821	447,448	65,141		512,559	790,232
354 Towers and fixtures	93,248			93,248	36,993	3,962		40,955	35,293
355 Poles and fixtures	97,923			97,923	39,620	4,896		44,516	53,407
356 Overhead conductors and devices	36,604			36,604	2,894	1,830		4,924	31,780
357 Underground conductors	22,194	1,011		23,205	20,504	1,110		21,614	1,591
358 Underground conductors and devices	5,886	9,602		15,488	1,573	294		1,367	13,621
<u>Total Electric Transmission Plant</u>	<u>2,164,679</u>	<u>10,613</u>	<u>-0-</u>	<u>2,175,292</u>	<u>764,227</u>	<u>106,982</u>	<u>-0-</u>	<u>871,209</u>	<u>1,304,083</u>
<u>Electric Distribution Plant:</u>									
360 Land & land rights	234,433	253		234,686	-0-	-0-		-0-	234,686
361 Structures & improvements	845,794	29		845,823	271,429	42,280		313,719	532,104
362 Station and equipment	3,619,031	73,471		3,692,502	1,420,932	180,582		1,601,884	2,090,618
363 Storage battery equipment	2,891,800			2,891,800	1,378,430	3,300		1,474,326	1,417,474
364 Poles, towers & fixtures	2,891,316	178,871	22,218	2,987,907	1,378,430	120,340	22,218	1,474,326	1,503,441
365 Overhead conductors & devices	3,171,809	245,825	30,221	3,397,853	1,355,173	138,091	30,221	1,461,323	1,926,530
366 Underground conductors	1,637,303	146,997	33	1,784,333	97,094	65,492	33	64,553	1,719,780
367 Underground conductors & devices	1,945,621	78,795		1,922,560	1,044,571	92,281		1,134,996	787,564
368 Line transformers	2,530,579	143,592		2,674,171	826,210	126,929		944,452	1,729,719
369 Services	1,170,207	113,224		1,283,431	610,123	28,523		648,424	616,740
370 Meters	1,304,491	94,792		1,399,283	649,351	95,275		706,106	694,697
373 Street lighting & signal systems	909,142	78,531	25,798	961,975	520,221	45,457	25,798	539,390	422,585
<u>Total Electric Distribution Plant</u>	<u>20,104,524</u>	<u>1,156,480</u>	<u>121,752</u>	<u>21,139,252</u>	<u>9,455,202</u>	<u>932,681</u>	<u>121,752</u>	<u>9,455,143</u>	<u>11,684,109</u>
<u>Totals To Be Forwarded</u>	<u>\$22,269,203</u>	<u>\$1,167,097</u>	<u>\$ 121,752</u>	<u>\$23,314,344</u>	<u>\$ 9,413,426</u>	<u>\$ 1,039,672</u>	<u>\$ 121,752</u>	<u>\$19,137,355</u>	<u>\$11,111,107</u>

See Auditor's Opinion

TOWN OF READING, MASSACHUSETTS  
MUNICIPAL LIGHT DEPARTMENT  
SUPPLEMENTARY REPORT - TOTAL ELECTRIC UTILITY PLANT  
AT DECEMBER 31, 1985

	Cost 1-1-85	Net Cost Property Added 1985	Net Cost Disposed of 1985	Cost 12-31-85	Accrued Depreciation 1-1-85	Depreciation 1985	Reversed Depreciation 1985	Accrued Depreciation 12-31-85	Book Value 12-31-85
<u>Totals Brought Forward</u>	<u>\$22,269,203</u>	<u>\$1,167,093</u>	<u>\$</u>	<u>\$121,752</u>	<u>\$</u>	<u>\$ 9,219,430</u>	<u>\$</u>	<u>\$10,137,352</u>	<u>\$13,177,192</u>
<u>Electric General Plant:</u>									
389 Land & land rights	11,319	1,407	-0-	12,726	-0-	1,039,674			12,726
390 Structures & improvements	589,446	3,103	-0-	592,549	291,325	29,472	-0-	320,797	271,752
391 Office furniture & equipment	471,590	23,033		494,623	151,475	54,540		206,015	288,608
392 Transportation equipment	699,338	6,720		706,058	429,753	63,936		493,689	212,369
393 Stores equipment	784			784	619	21		640	144
394 Tools, shop & garage equipment	234,522	21,026		255,548	148,643	11,653		160,296	95,252
395 Laboratory equipment	86,700	3,781		90,481	44,054	3,655		47,709	42,772
397 Communications equipment	30,604	350		30,954	21,548	2,761		24,309	6,645
398 Miscellaneous equipment	19,000	344		19,344	17,625	1,375		19,000	344
<u>Total Electric General Plant</u>	<u>2,143,303</u>	<u>59,764</u>	<u>-0-</u>	<u>2,203,067</u>	<u>1,105,042</u>	<u>167,413</u>	<u>-0-</u>	<u>1,272,455</u>	<u>930,612</u>
<u>Total Utility Plant</u>	<u>\$24,412,506</u>	<u>\$1,226,857</u>	<u>\$</u>	<u>\$25,517,611</u>	<u>\$ 10,324,472</u>	<u>\$ 1,207,087</u>	<u>\$</u>	<u>\$11,409,807</u>	<u>\$14,107,804</u>

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